



14 Grange Park, Ferring, BN12 5LS

Guide price £959,000





# 14 Grange Park

, Ferring, BN12 5LS

- CHAIN FREE
- Five Bedrooms
- Two Further Reception Rooms
- Secluded Plot
- Sweeping Block Pave Driveway
- Exceptional Detached Family Home
- Kitchen With Semi Open Plan Dining Room
- Family Bathroom & En-Suite
- Landscaped Gardens To All Sides
- Double Length Garage

This exceptional CHAIN FREE detached residence is ideally positioned within a highly desirable cul-de-sac, just a short stroll from the village amenities in SOUTH FERRING.

The accommodation is both spacious and meticulously designed, beginning with a welcoming entrance hall with eco-friendly bamboo flooring. The expansive living room provides a generously proportioned space for relaxation, whilst fully-fitted kitchen boasts an array of base and eye-level units, complemented by a convenient larder. The dining room features patio doors that open onto a beautiful patio, perfect for al fresco dining. Additionally, a separate utility room leads through to a sunroom. A further reception room/ play room, also with patio doors, provides seamless access to the beautifully landscaped wrap-around garden.

To the first floor, you will find four well-proportioned DOUBLE bedrooms, in addition to a further bedroom complete with mirrored FITTED wardrobes. There is a family bathroom with a separate w/c The main bedroom, featuring an impressive en-suite bathroom with both a bath and a separate shower.

Externally, the property is set within a secluded and generous plot, with a SOUTH FACING lawned garden to the front, bordered with a mature hedge, providing privacy. There is a sweeping block-paved driveway providing off-road parking for multiple vehicles. To the rear, the garden has been thoughtfully landscaped, offering a stunning patio area, well maintained lawn, and composite decking. There is also a DOUBBLE LENGTH garage with personal door from the sun room.

Additional benefits include gas-fired central heating, double glazing throughout, and the property is offered for sale with NO FORWARD CHAIN.

Situated in a quiet cul-de-sac but being within a few minutes walk of the village centre. Ferring is a quiet and popular seaside village with two small shopping parades both served by bus routes giving access to surrounding areas including Worthing town centre.





Spacious Entrance Hall With Bamboo Flooring

Sitting Room/ Play Room 17'6 x 13'6 (5.33m x 4.11m)

Living Room 17'6 x 13'7 (5.33m x 4.14m)

Kitchen 13'8 x 8'1 (4.17m x 2.46m)

Dining Room With Patio Doors 11'7 x 10'7 (3.53m x 3.23m)

Pantry

Utility Room 12'4 x 7'11 (3.76m x 2.41m)

Bedroom One 17'7 x 13'1 (5.36m x 3.99m)

En-Suite With Bathroom & Shower

Bedroom Two 17'7 x 11'5 (5.36m x 3.48m)

Bedroom Three 14'1 x 11'5 (4.29m x 3.48m)

Bedroom Four 14'4 x 11'7 (4.37m x 3.53m)

Bedroom Five 10'4 x 9'1 (3.15m x 2.77m)

Bathroom

Separate W/C

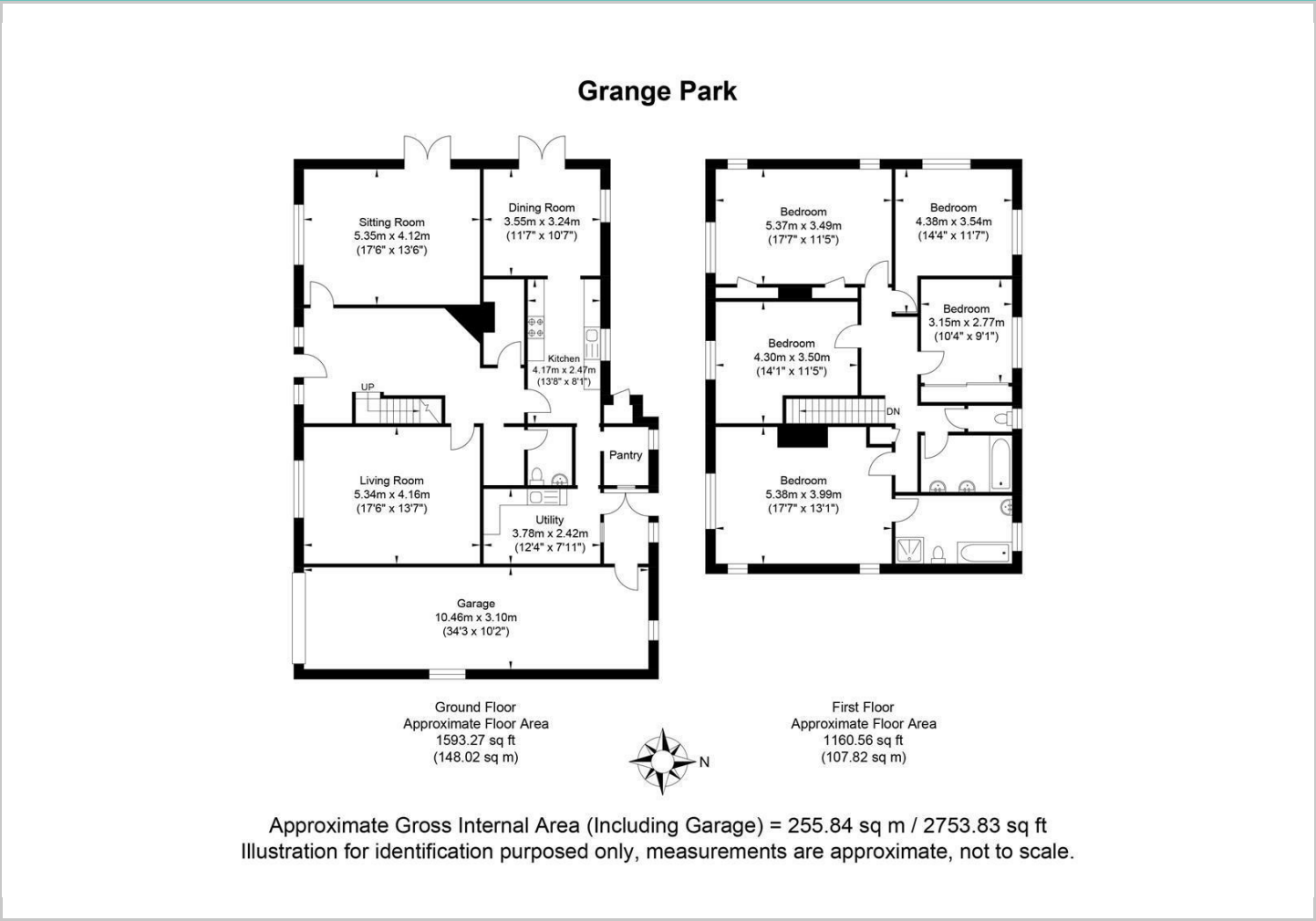
Double Length Garage 34'3 x 10'2 (10.44m x 3.10m)







Floor Plans

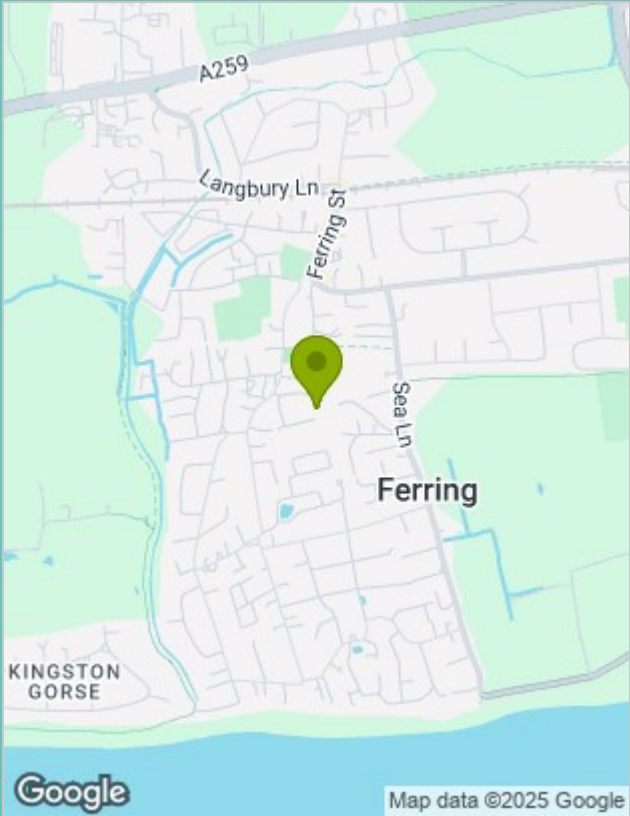


Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

