

CHURCH LANE

FERRING

MAXWELL 
HARRINGTON



Maxwell Harrington are delighted to offer for sale this impressive 2421 sq ft detached three double-bedroom bungalow on a 0.23 acre plot, ideally situated in the heart of Ferring village yet occupying a wonderfully secluded and tucked-away position.

The property offers spacious and versatile accommodation, with highlights including a beautifully private south-facing rear garden, substantial triple garage, and an impressive open-plan living and dining space designed for both everyday living and entertaining. Combining generous proportions with a peaceful setting, this exceptional home provides a rare opportunity to enjoy comfortable village living in one of Ferring's most desirable locations.

Set behind a gated entrance on a peaceful lane, this impressive home offers spacious and versatile accommodation with a particularly attractive open-plan living and dining area. The lounge features a wood-burning stove and wide sliding doors opening onto the rear garden, while the adjoining orangery is filled with natural light through its extensive glazing, bifold doors and lantern roof.

The contemporary kitchen is well equipped with a range of integrated appliances and a central island, with French doors opening onto a private patio. A separate utility room provides useful additional storage and side access.

There are three generous double bedrooms, one currently used as a study. The second bedroom has fitted wardrobes and an en-suite shower room, while the impressive principal bedroom includes a walk-through dressing area with fitted wardrobes and a stylish en-suite bathroom featuring a freestanding bath and separate walk-in shower. A further shower room serves the remaining accommodation.

Outside, the property benefits from a substantial brick-paved driveway, triple garage and additional carport. The garage has power, water and electric doors. The established front garden combines mature planting, gravel and paved areas.

To the rear is a completely secluded and wonderfully private south-facing garden, creating a peaceful retreat away from the outside world. Mainly laid to lawn and surrounded by mature trees and colourful borders, the garden also includes a greenhouse, shed and summer house. A raised patio adjoining the house provides an excellent setting for outdoor dining and entertaining, with direct access from both the lounge and orangery.

Finished to a high standard throughout, this peaceful and exceptionally well-presented bungalow is ideally placed for enjoying everything Ferring has to offer and represents a superb opportunity for coastal village living.

Set between the stunning South Downs and the Sussex coastline, Ferring is a highly sought-after village with a wonderful blend of countryside, coast and community.

For those who enjoy the outdoors, there are plenty of opportunities to explore. The South Downs provides a wealth of scenic walking routes, while the River Rife offers a particularly enjoyable route for dog walkers, winding its way towards the beach.

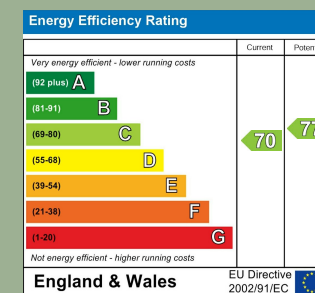
Ferring also benefits from two popular shopping

parades, with regular bus services providing convenient connections to the surrounding areas and into Worthing town centre. For commuters, excellent road links and nearby mainline railway services provide direct connections towards Hove, Brighton, London, Gatwick and beyond.

The village itself has an excellent range of everyday amenities, including a pharmacy, doctor's surgery, dentist, village hall, Co-op, veterinary practice and library. There is also a good selection of independent cafés, restaurants and places to socialise, including Andalucia Tapas & Wine Bar, Rassasy Deli and The Orange Tree café/bar.

Adding to the village's character is The Loft Gallery, a unique local space showcasing work from talented artists and makers, alongside a carefully selected range of gifts and homeware.

GUIDE PRICE £950,000





- 2421 sq ft Detached Bungalow
- Open plan Living/dining areas
- Separate Kitchen/Breakfast room
- Two en-suites to Principle bedroom and Bedroom two
- 24'9 x 18'10 Triple garage
- Three double bedrooms
- 19'3 x 11'4 Orangery with bi-fold doors
- Utility room
- Secluded south facing rear garden on 0.23 of an acre plot
- Walking distance of Ferring village





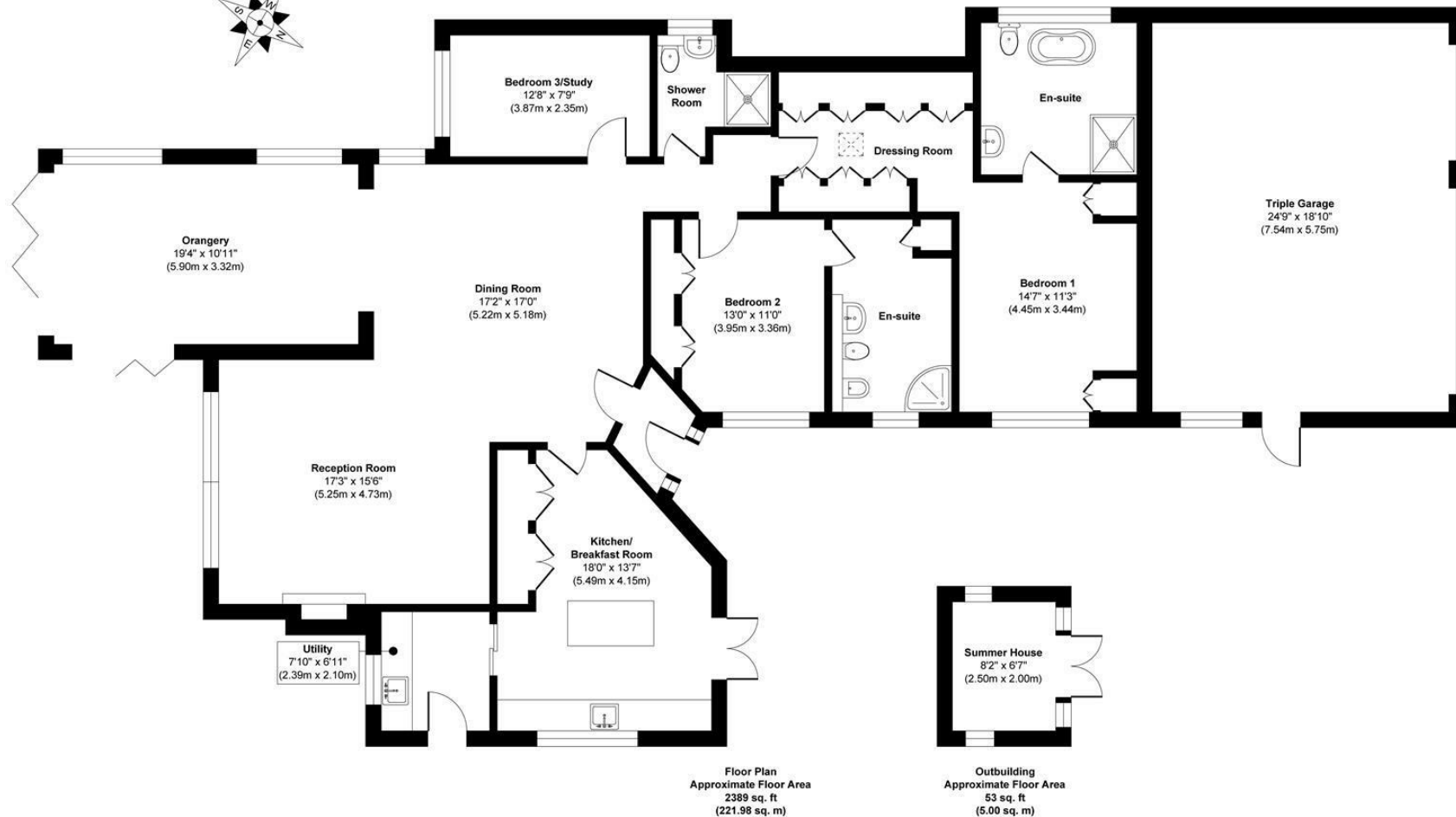




An aerial photograph of a suburban town. In the foreground, there's a large green field, possibly a sports field, with a small white building and a goalpost. To the left of the field, there's a row of houses with dark roofs. A white arrow points from a text box to a specific house in this row. The middle ground is filled with a dense residential area with various house styles, including some with solar panels. In the background, there are rolling hills and a larger town or city under a cloudy sky.

MAXWELL  HARRINGTON

Mulberry, Church Lane, Ferring



Approx. Gross Internal Floor Area 2442 sq. ft / 226.98 sq. m (Including Garage/Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

MAXWELL HARRINGTON

8 Aldsworth Parade Goring, West Sussex, BN12 4UP

01903 258448

sales@maxwellharrington.com

<https://www.maxwellharrington.com>