



## Detached House - Jersey Road, Ferring, BN12 5PY

Guide Price £625,000

Aspire Residential are delighted to bring to the market this unique, two bedroom detached house in desirable South Ferring. Internally this property offers a hallway, lounge with three floor to ceiling windows overlooking the gardens, downstairs W/C, kitchen, conservatory (currently used for dining space), two double bedrooms and a family bathroom. External benefits include a garage with an electric up and over door, off road parking and a beautiful wrap around garden which predominately covers the Southern Aspect. This property has the potential to be extended (subject to planning). Additional benefits include NO FORWARD CHAIN, AN EASY WALK TO THE SEAFRONT & LOCAL SHOPS



Council Tax Band: E

- Detached House
- Ability To Extend Subject To Planning
- No Chain
- Close To Popular Local Shops
- Garage

- Beautiful South Facing Gardens
- South Ferring Location
- EPC - D
- Easy Walk To The Seafront



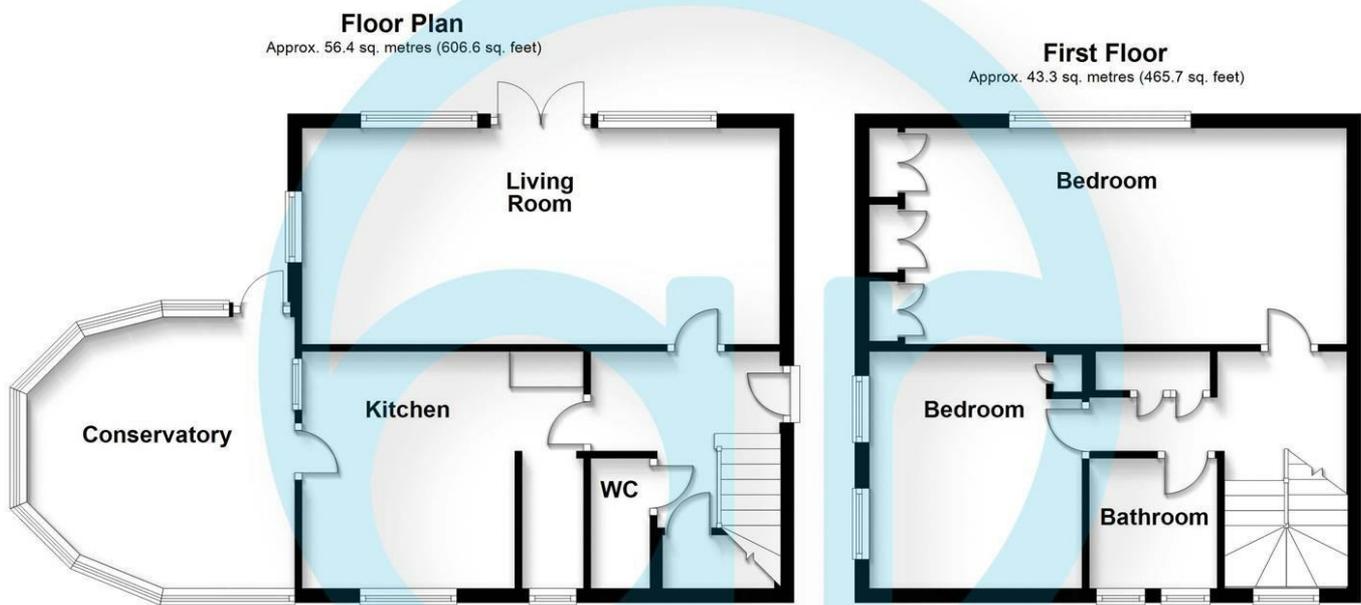
Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 99.6 sq. metres (1072.3 sq. feet)

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