



Beach View House
6 Lamorna Gardens, Ferring, West Sussex, BN12 5QD

Beach View House

Set in the picturesque village of Ferring is this stunning South facing seafront home, with spectacular views across the English Channel and direct access to the picturesque beaches. This attractive property occupies an enviable position with versatile accommodation extending to almost 2,500 sq. ft, comprising of five bedrooms and three reception rooms, driveway parking and an integral garage.

Freehold · 5 bedrooms · 3 reception rooms · Stunning seafront property · Direct access to beach · Picturesque village

Description

Set in the picturesque village of Ferring is this versatile property, enjoying stunning uninterrupted sea views and direct beach access.

The approach to this attractive home is via Lamorna Gardens, a particularly quiet position, with the property enjoying a private driveway with ample parking leading to the integral garage.

The flexible accommodation is arranged over two levels with an intelligent mix of bedroom and reception space on both floors, taking full advantage of the coastal views.

The ground floor comprises of a welcoming entrance hall with cloak/shower room. A triple aspect fully fitted kitchen/breakfast room and spacious sitting room with open fireplace, both benefiting from sea views and sliding patio doors to the rear. There are three ground floor bedrooms, the main of which enjoys a large bay window with views across the garden and to the sea, all of which have ample wardrobe space. A family bathroom completes the ground floor.

To the first floor there is a generous living room with access out onto the South facing balcony which enjoys wonderful panoramic sea views. There are two further bedrooms with stunning sea views, one of which leads onto the study and in turn through to the utility area.



To the side from the kitchen/breakfast room, a patio door leads to an enclosed and secluded courtyard area with a small gate leading through to the South facing rear garden, which is mainly laid to lawn with beautiful mature and well stocked flower and shrub borders. There is direct access onto the beach.

To the other side of the property there is a summerhouse and greenhouse both with power and light, along with rear access to the garage.

The property offers the opportunity to extend, subject to the necessary consents.

Location

The property is situated in a favourable position in the village of Ferring, which lies between the parishes of Goring to the East and neighbouring East Preston to the West. Ferring is a popular village which now adjoins Goring with its bustling shopping parade to the East and East Preston Parish Village to the West which is just on the other side of Ferring Rife. To the South the village adjoins the foreshore and seafront, which is only a short walk away. To the North and on the other side of the railway line and the A259 is Highdown Hill and the beginning of the South Downs. The village itself is mentioned in the Domesday Book and records in 1086 with Ferring as its own demesne. Apart from a few period homes and farms the village did not develop until the 1920's when there was a demand for holiday homes and many plots were sold by landowners, and the modern history of the village began whilst retaining the Conservation area in the heart of the active community.

There are two local shopping parades with a mixed range of local independent traders offering most amenities that you could want from a village setting, including two pubs and a variety of restaurants including the Bluebird Café on the seafront.

More comprehensive shops and amenities can be found a short drive away at Goring or Worthing Town Centre. Goring Railway station offers direct access to Brighton, Gatwick Airport and London Victoria.

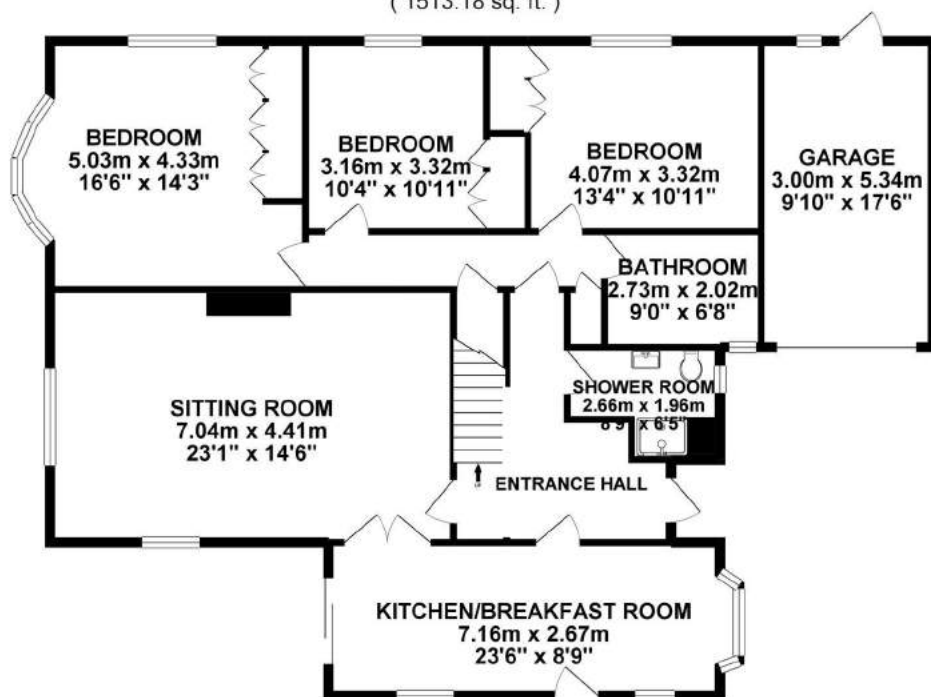




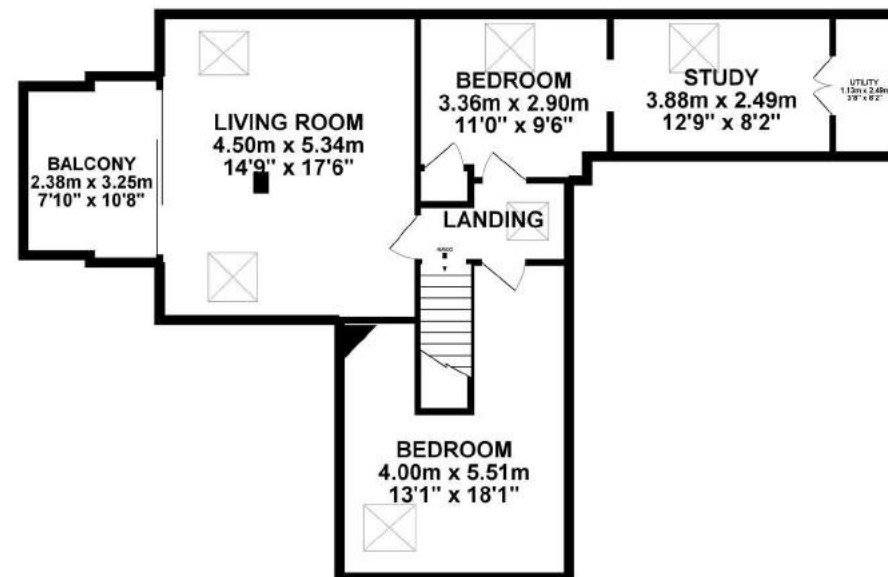




GROUND FLOOR 140.58 sq. m.
(1513.18 sq. ft.)



1ST FLOOR 77.88 sq. m.
(838.24 sq. ft.)



TOTAL FLOOR AREA : 218.45 sq. m. (2351.42 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band F

Reference

PEG - 6lam

Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



Pegasus Properties

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