



48 Ferringham Lane
Ferring, West Sussex, BN12 5LU


PEGASUS
PROPERTIES

48 Ferringham Lane

Set in the picturesque village of Ferring, within easy reach of the attractive beaches, is this beautifully presented detached modern home. This exceptional home was completed to a high standard for the current owner, with great care and consideration taken to all details. Occupying an enviable position this stunning home comprises of five generous bedrooms, three bathrooms, two ground floor reception rooms and a magnificent kitchen/dining space occupying the heart of this state of the art home.

Freehold · 5 bedrooms · 3 bathrooms · 2 reception rooms · Garage · Stunning home

Description

Set in the picturesque village of Ferring, is this beautifully presented detached home, located in an enviable position this spacious versatile home enjoys gardens on three sides.

The property can be found on Ferringham Lane, a pretty tree lined location that leads directly to the idyllic beaches at Ferring, occupying an attractive position being set back from the road.

On entering the property there is a welcoming entrance hall with access to the attached garage and built-in cloaks cupboard. The entrance hall leads into the inner hall with double doors opening into the kitchen/dining room, sitting room and stairs rising to the first floor landing.

There are two reception rooms, a large sitting room overlooking the front garden with an impressive central fireplace and double doors leading to the garden. A further reception room currently serving as an office sits to the rear of the property with views and doors out to the garden. Located between both rooms within the heart of the property is the large open plan kitchen/dining/living space. This stunning room consists of a well-appointed Neptune kitchen with a walk-in wine room and a plethora of integral appliances. A central island divides the kitchen from the dining and living space. This area boasts a vaulted ceiling which is part glazed and dual double doors opening out to the garden. Completing the ground floor accommodation is cloakroom and large utility room which allows access to the rear kitchen garden.



Located on the first floor are four generous double bedrooms, with both the master bedroom and guest bedroom benefitting from en-suite shower rooms. The remaining two bedrooms on this floor and the fifth bedroom, being located on the second floor, are served by a further bath/shower room which is located on the first floor.

Of particular note is the master bedroom suite, which enjoys views over the garden from the turret, and adjoining the en-suite shower room is a dressing room.

The gardens are a particularly attractive feature of the property, being set on three sides. With each area landscaped to create a different atmosphere. To the front of the property is a driveway offering a wealth of parking and access to the attached garage.

Location

The property is situated in a favourable position in the popular 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, being 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 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 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.

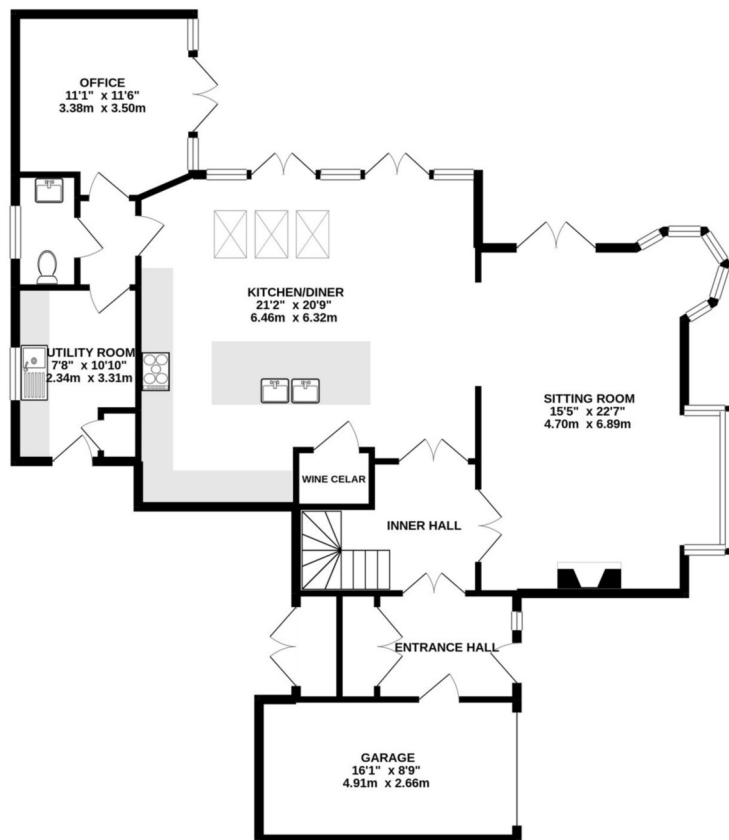




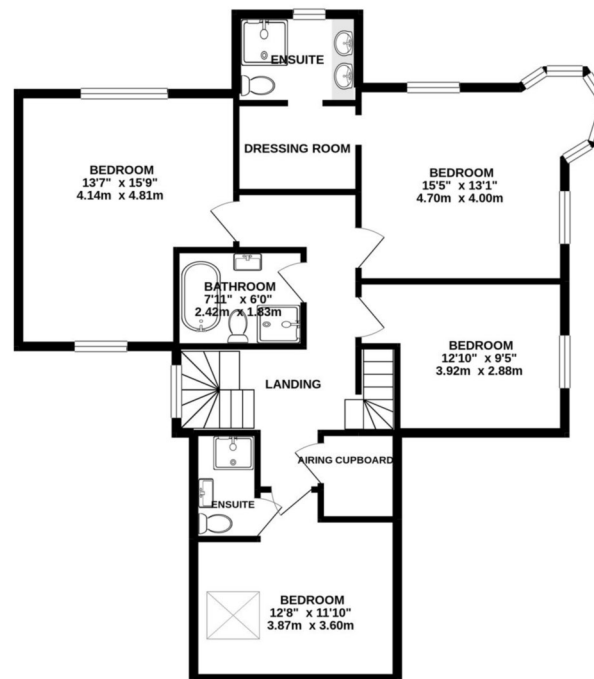




GROUND FLOOR
1293 sq. ft. (120.1 sq. m.) approx.



1ST FLOOR
918 sq. ft. (85.3 sq. m.) approx.



2ND FLOOR
123 sq. ft. (11.5 sq. m.) approx.



TOTAL FLOOR AREA : 2334 sq. ft. (216.9 sq. m.) 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

Mains water, gas, electricity and drainage are connected.
Broadband available. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band F

Reference

PEG - 48fer

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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