



PEBBLE LANE, BN12  
**£945,000 FREEHOLD**

**Winkworth**



Winkworth Worthing is excited to offer a stunning newly built home in the select area of South Ferring. This contemporary home was designed with modern living in mind with a high specification finish that was improved upon with bespoke options by our vendors.

Set on a select development of only four properties, impeccably presented this home is a must see for those looking to move in and enjoy village living.

Sun filled interiors with a distinct seaside vibe elevate your mood the moment you step through the door. Our detailed floor plan gives the layout and room dimensions.

The specification highlights are: -

#### Bathrooms

- Villeroy and Boch white suite with chrome fittings

#### Internal Finishes

- Tiled Flooring throughout the ground floor
- Carpets to bedrooms
- Oak internal doors
- Built in wardrobes to bedrooms including ground floor
- Feature staircase with glass and oak balustrade
- Feature s chimney breast with electric contemporary fire

#### Kitchen

- Symphony Kitchens inclusive of:
  - Stainless steel fan assisted double oven
  - Extra combi oven (AEG)
  - Induction hob, Butler sink, wine cooler
  - Integrated extractor & dishwasher
  - Bosch American fridge/freezer
  - Complementary quartz worktop with upstands and splashback to hob.

#### Security & peace of mind

- 10yr NHBC Buildmark Warranty
- Video doorbell

#### Communal Areas & Outside

- Private parking, further parking area & visitor parking
- Fully landscaped private gardens & additional patio area
- Garage with electric and insulated door

#### Heating, Insulation & Comfort

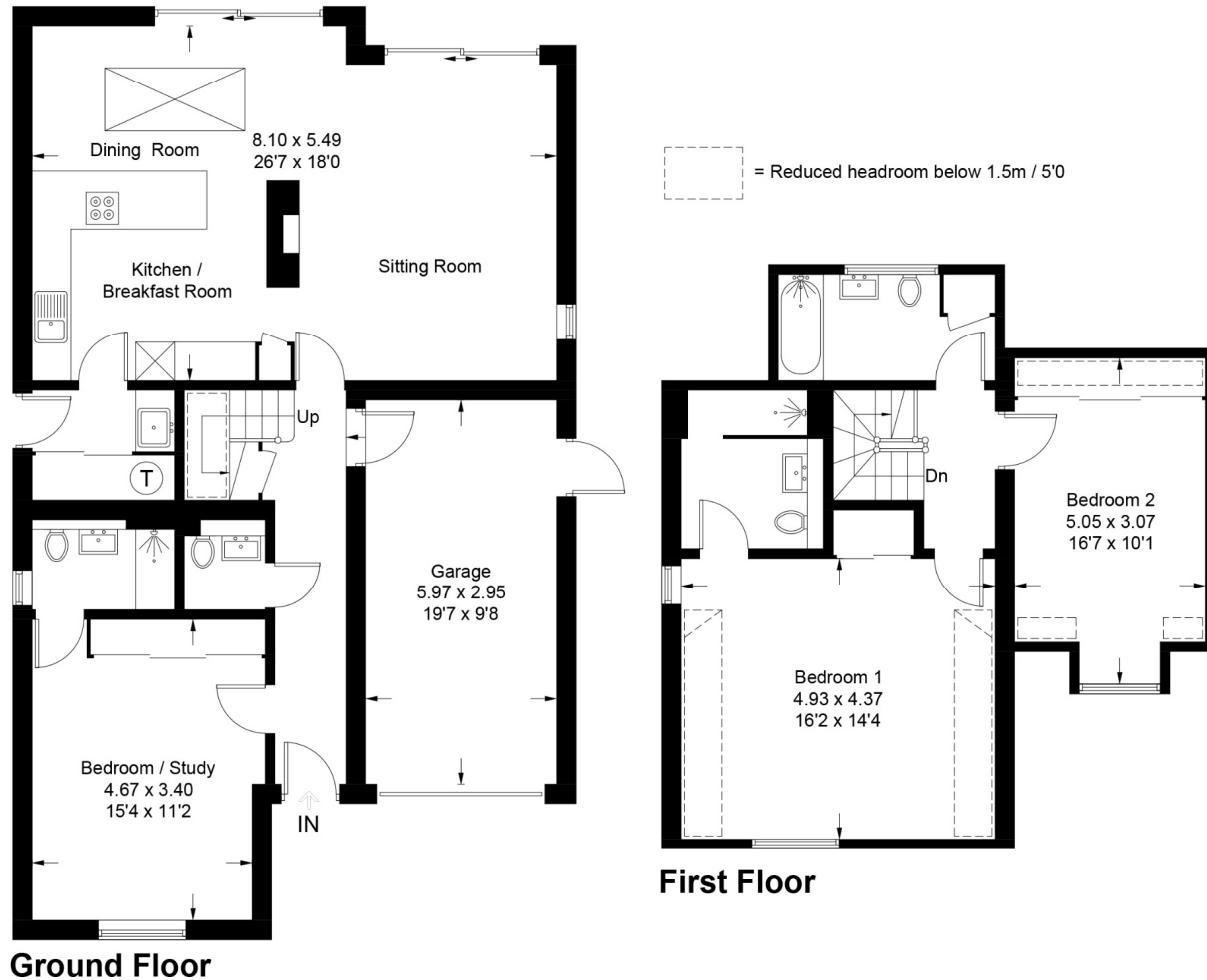
- UPVC windows and French doors
- Underfloor heating throughout ground floor.





# Pebble Lane, BN12 5DP

Approximate Gross Internal Area = 156.2 sq m / 1681 sq ft  
(Including Garage)



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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