



FERRING STREET, WORTHING, WEST SUSSEX, BN12  
OIRO £730,000 FREEHOLD

Winkworth





## FERRING STREET, WORTHING, WEST SUSSEX, BN12

This beautiful Grade-II listed house is in the middle of the idyllic coastal village of Ferring. Impeccably presented this stunning home has been improved and maintained in recent years to create a fine home of character close to the sea.

Set deep within the plot this picture-perfect chocolate box cottage with a white facade, pastel wooden windows and a thatched roof provides a lasting first impression. The neat garden with a central path leads to the front door that opens through to a welcoming sitting room with white-washed beams, an inglenook fireplace with a gas fired burner and the original baker's ovens, wood floor that complements the glorious flagstones that feature throughout much of the ground floor. The study has been fitted with bespoke cabinetry painted in a cool colour palette comprising open bookshelves and shaker-style cupboards. The exposed flint wall extends through to the snug with its warming focal point of a period gas stove. The kitchen diner features tall ceilings and a substantial bay window that floods the space with natural light. The well-appointed kitchen has been fitted with a range of cabinetry including base units with composite stone worktops and open shelving. The central island with a wooden work surface adds an extra prep area as well as space for bar stools. There is room for a large table and chairs for the family and garden access through a side door.

On the first floor are two double bedrooms. Full of character with their wide-plank floorboards, beamed ceilings, tongue and groove fronted cupboards both are of a substantial size. The principal boasts a modern ensuite shower room. The family bathroom is a relaxing sanctuary with its claw foot bath, walk-in shower and contemporary basin and w.c it has the air of a boutique hotel.

Externally this home excels. The house is set well back from the quiet lane on which it sits behind a flint wall with a central gate. The front garden is predominantly lawn with established specimen planting to the borders adding colour and privacy. As the garden sweeps around along the full width of the house passing the kitchen you enter a private area which has been hard landscaped creating a fully private oasis. A raised fishpond is the central feature with a combination of materials to the floor adding further interest. An outdoor kitchen area with a pizza oven and BBQ, a summer house and a separate workshop makes this a versatile garden with added seclusion from the stunning architectural planting to include banana trees.

Ferring Street is a short walk from the vibrant Village with its shops, cafés, bars, and restaurants, close to the seafront and historic Kingston Gorse area, popular for the quiet beaches, coastal lawns and sea front cafe - The Bluebird.



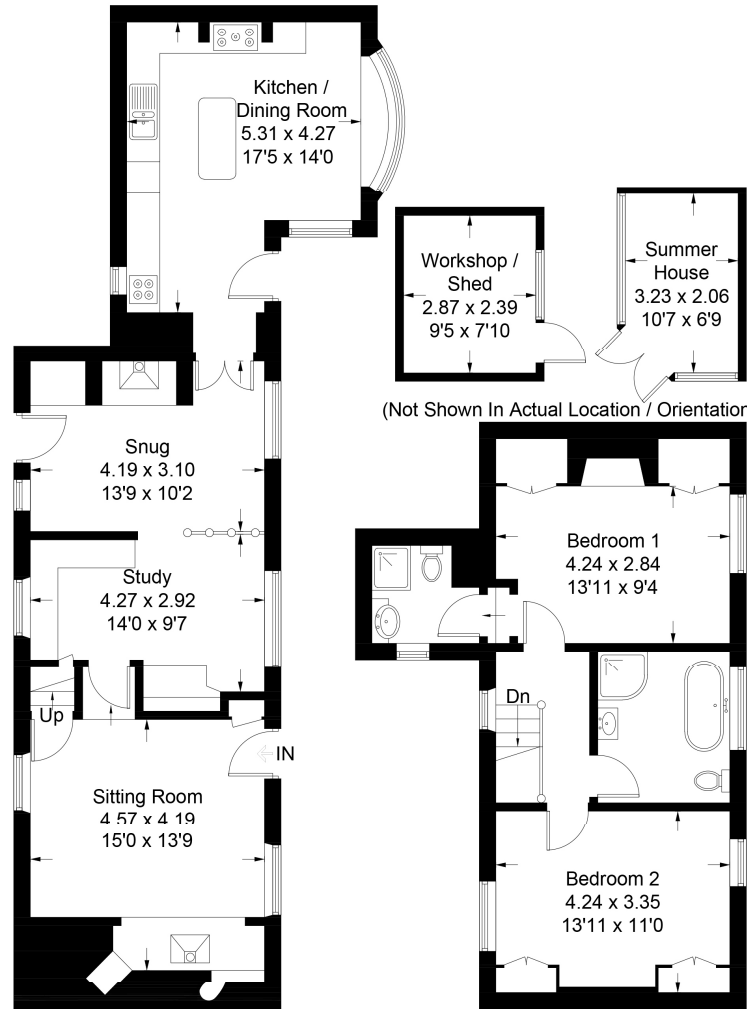






# 1 Ferring Street, BN12 5HL

Approximate Gross Internal Area = 115.3 sq m / 1241 sq ft  
Outbuildings = 13.1 sq m / 141 sq ft  
Total = 128.4 sq m / 1382 sq ft



**Ground Floor**

**First Floor**

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 2022.

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