



78 Sea Lane, Ferring, Worthing, West Sussex, BN12 5EP

Asking Price £730,000

A fantastic opportunity to acquire a three bedroom detached bungalow in Ferring. Offering flexible accommodation, West facing garden, garage and being sold chain free.



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DESCRIPTION

Winkworth Wrothing are delighted to bring to market this charming detached bungalow in Ferring, just a short distance from the beach. Offering a delightful blend of coastal living and versatile accommodation. This property offers curb appeal with a mature front garden and off road parking. As you step inside you are greeted by a spacious dual-aspect lounge, flooding the space with natural light and providing a welcoming atmosphere. The kitchen offers a range of wall and base units with space for appliances. The ground floor offers flexibility with a further reception room, conservatory and two bedrooms. A bathroom services this floor with not only a bath but a convenient walk in shower. Upstairs you will find the master bedroom with a shower room and a large landing with plenty of built in storage. Externally, the property boasts West-facing gardens mostly laid to lawn with tree and shrub borders. With some light landscaping this would be a wonderful spot for al fresco dining in the summer months. While this bungalow presents a fantastic opportunity, it is in need of some modernisation. Allowing the chance to create a space tailored to an individual preference. Furthermore, this property is being sold chain-free, streamlining the purchasing process.



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AT A GLANCE

- Entrance Hall
- Kitchen
- Lounge / Diner
- Reception Room
- Conservatory
- Three Bedrooms
- Two Bathrooms
- Garage and Off Road Parking

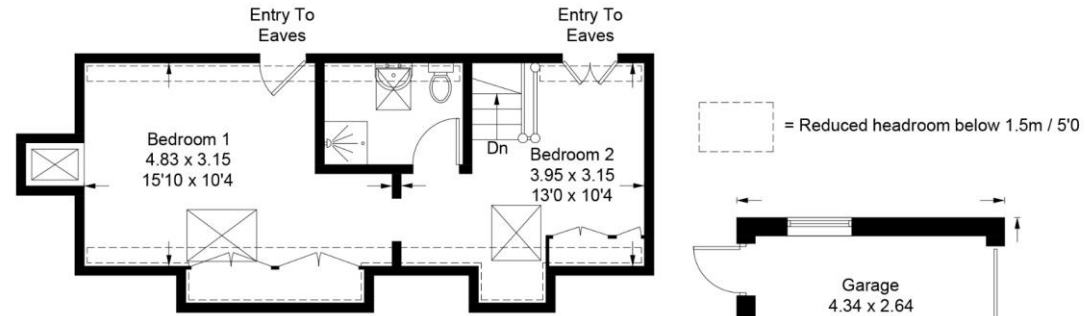
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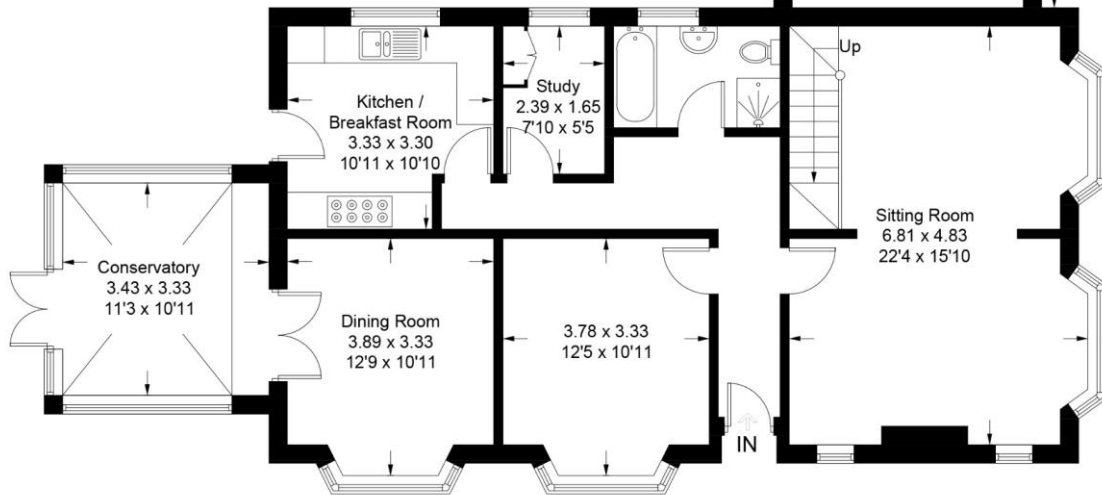
Approximate Gross Internal Area = 134.4 sq m / 1447 sq ft

Garage = 8.9 sq m / 96 sq ft

Total = 143.3 sq m / 1543 sq ft



First Floor



Ground 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 Emzoo Marketing 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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