



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



3 Ferringham Way  
Worthing, BN12 5NG

Offers in excess of £750,000





### 3 Ferringham Way Worthing, BN12 5NG

**\*\*OPEN DAY SATURDAY 19TH JUNE,  
PLEASE CALL TO BOOK A VIEWING  
SLOT\*\***

James and James Estate Agents are delighted to bring to the market this superb versatile detached family home, situated in a quiet cul de sac within favoured South Ferring. The property has undergone significant improvement and is ready for immediate occupation for any growing family.

In brief, the accommodation comprises entrance hall with cloakroom and WC, spacious living room with log burning stove, dining room, L-shaped kitchen/breakfast room, additional sitting room and a conservatory. To the first floor there are four bedrooms, en-suite shower room to the master and also a family bathroom. Outside there is a double garage with remote controlled roller shutter door with a corner sectioned off to provide a home office. There are also landscaped front and rear gardens and off road parking.

The house is located in favoured South Ferring, with its beautiful beach & greensward just a 5 minute stroll and local shopping facilities including Kendrick's coffee shop, Pinkerton newsagents & Ferring stores just a few hundred yards distance.

- \*Open Day Saturday 19th June
- \*Secluded Cul se sac location
- \*Off road parking
- \*Double Garage with office
- \*Detached home
- \*Versatile Accommodation
- \*Landscaped gardens
- \*Gas central heating







Entrance Hall

Living Room  
21'7 x 13'6 (6.58m x 4.11m)

Sitting Room  
11'3 x 9'1 (3.43m x 2.77m)

Dining Room  
20' x 11' (6.10m x 3.35m)

Kitchen  
18'9 x 11'1 (5.72m x 3.38m)

Ground Floor WC

Conservatory  
15'8 x 8'6 (4.78m x 2.59m)

Bedroom One  
15'1 x 10'4 (4.60m x 3.15m)

Bedroom Two  
15'1 x 9'7 (4.60m x 2.92m)

Bedroom Three  
11'5 x 10'8 (3.48m x 3.25m)

En Suite Shower Room  
7'8 x 7'4 (2.34m x 2.24m)

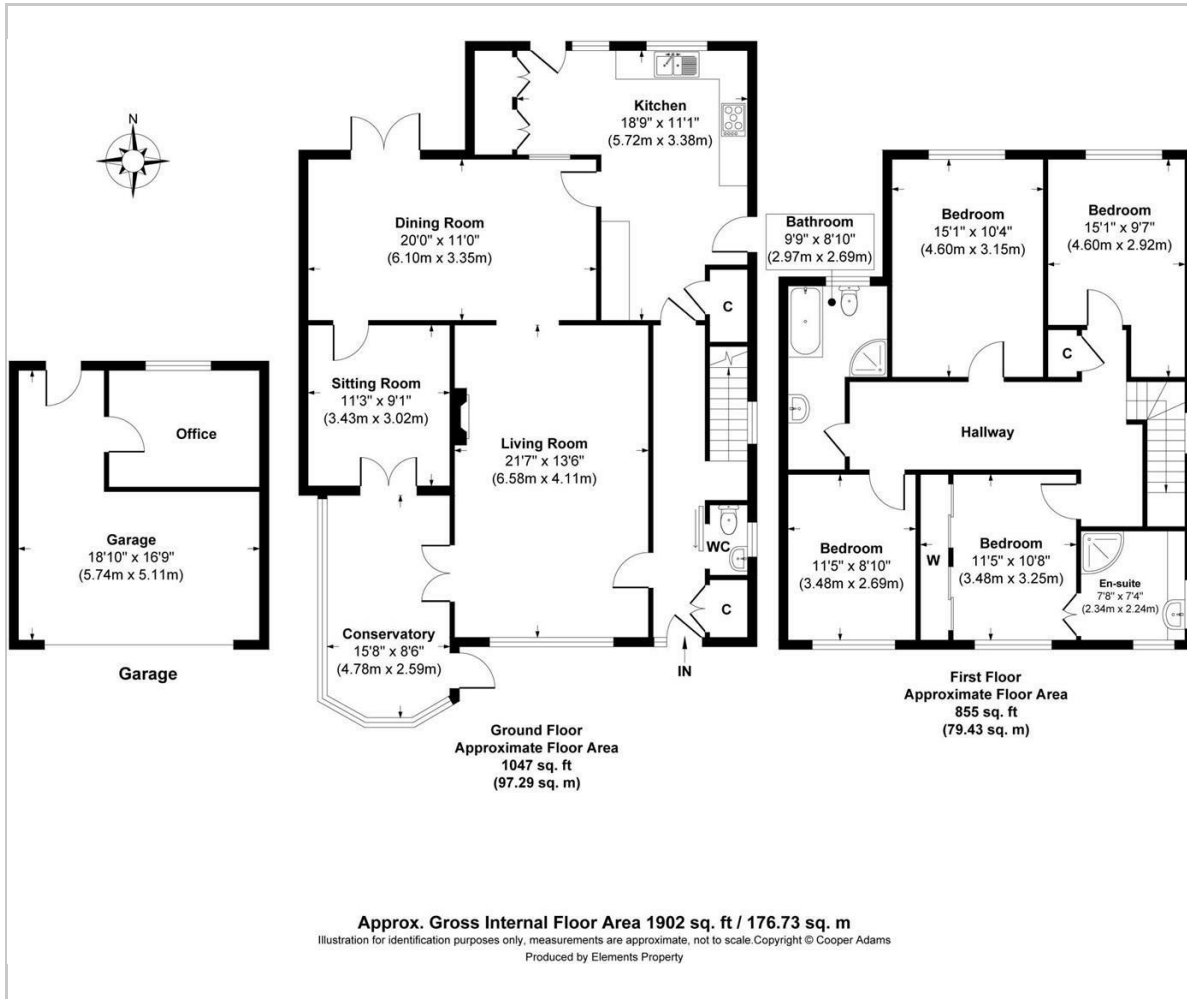
Bedroom Four  
11'5 x 8'10 (3.48m x 2.69m)

Family Bathroom  
9'9 x 8'10 (2.97m x 2.69m )

Detached Garage with Office  
Space  
18'10 x 16'9 (5.74m x 5.11m)

Rear Garden

## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

