

4 Pebble Lane
Ferring, West Sussex, BN12 5FB

Asking price £950,000 Freehold



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Property Features

- Highly Sought After South Ferring Location
- Open Plan Living/Dining
- Principal Bedroom With Dressing Room & En-Suite
- Large Wraparound Garden
- Built by Award Winning Local Developer
- Contemporary Kitchen & Utility
- Three Further Bedrooms, Bathroom & En-Suite
- Driveway Parking & Garage



The Location

Set between the beautiful South Downs and the Sussex coast, the sought-after village of Ferring is renowned for its enduring charm, welcoming atmosphere and strong sense of community. The village benefits from two convenient shopping parades, both well served by local bus routes, providing straightforward access to nearby areas and Worthing town centre.

Excellent road connections further enhance the village's accessibility, while the nearby mainline railway station provides direct services to Hove, Brighton, London, Gatwick and destinations beyond.

Ferring offers a wealth of amenities at its heart, including a doctor's surgery, dentist, village hall, well-stocked Co-op, veterinary practice and library. There is also a varied selection of places to eat and socialise, including The Andalucia Spanish Tapas Bar and Rassasy Deli, which incorporates The Snug bar. The Orange Tree café/bar is another popular village destination and is home to The Loft Gallery, a unique space showcasing work by local artists and makers, alongside a selection of gifts and homeware.



About the Property

Situated on an exclusive development of just four detached houses, this impressive contemporary home occupies a sought-after location in South Ferring and was built by an award-winning local developer.

The property offers generous and versatile accommodation, complemented by a large wraparound garden with potential to extend (subject to the usual planning and consents). The garden features a substantial patio area, hot tub and gated access to both sides of the property.

To the front, there is driveway parking together with a detached garage, benefiting from power, lighting and an electric vehicle charging point.

At the heart of the home is a stunning open-plan living, dining and kitchen space, thoughtfully divided by a striking feature flint-effect fireplace with electric fire. The luxury contemporary fitted kitchen is complemented by a separate utility room, providing excellent practical space.

There are four bedrooms in total, with three bedrooms situated on the first floor and a further bedroom on the ground floor complete with en suite shower room. The impressive principal bedroom suite, located on the first floor features a dressing room and en suite shower room, while a family bathroom provide further excellent facilities for both family and guests. The bathrooms are all fitted with quality Villeroy & Boch sanitaryware.

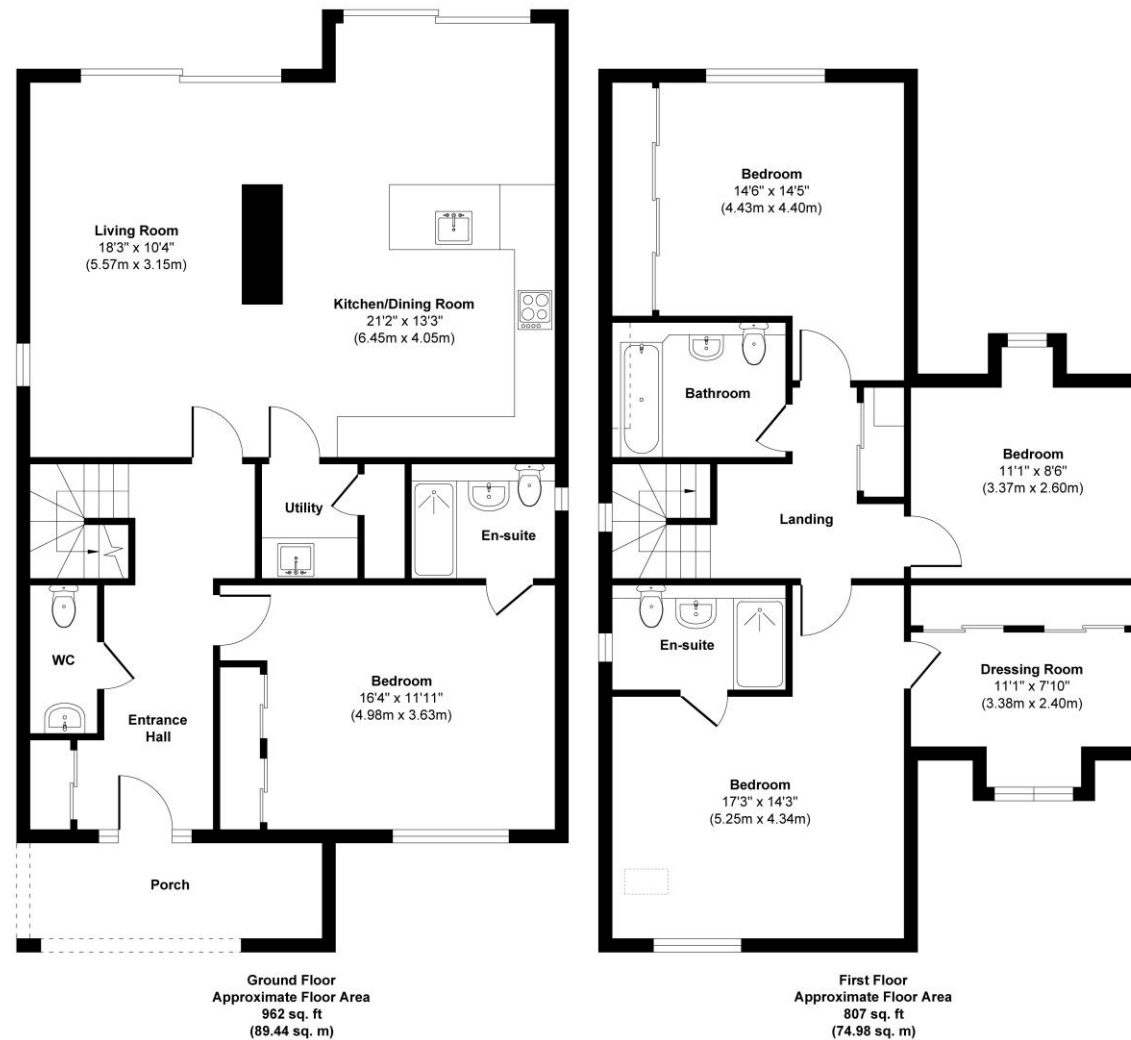
Further features include underfloor heating to the ground floor, engineered oak flooring, oak doors throughout and a contemporary specification designed for modern living.

The property also benefits from the remainder of its 10-year NHBC Buildmark Warranty, providing additional peace of mind.









Approx. Gross Internal Floor Area 1769 sq. ft / 164.42 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Property Features

- Council Tax Band F
- Asking price £950,000
- Size 1,769 sq ft (approx.)
- Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are in working order or fit for purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property and any fixtures and fittings.