



4 St. Maurs Road

Ferring, Worthing, BN12 5LE

Guide price £375,000

Freehold Council Tax Band C

We are delighted to bring to the market this beautifully presented and thoroughly modernised two bedroom family home situated in a popular residential area of Ferring village.

The accommodation in brief comprises spacious entrance hall, lounge with focal fireplace, superb kitchen/breakfast room with range of integrated appliances, stone work top and butler sink, and door to large utility room currently used as a dog grooming business with a personal door to rear garden.

To the first floor there are two double bedrooms, with the master bedroom boasting a range of fitted wardrobes and bedroom two also having fitted furniture. There is a separate W.C. and a refitted shower room.

The front garden is arranged to provide off road parking behind a five bar gate with areas of shingle, whilst the rear garden is a particular feature of the garden having a westerly aspect and laid predominantly to lawn with a decked area of patio and timber garden sheds. Other benefits include gas central heating and double glazing.

Situated in St. Maurs Road, local shops are just a short walk away, which cater for everyday needs. The nearest railway station is Goring-by-Sea, giving great links to most major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately four miles distance.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.





Composite front door to spacious
entrance hall
9'10 x 6'10 (3.00m x 2.08m)

Lounge
12'3 x 13'2 (3.73m x 4.01m)

Luxury fitted kitchen/breakfast
room
19'9 x 9'10 (6.02m x 3.00m)

Utility room with private front door
14'1 x 5'10 (4.29m x 1.78m)

Stairs to first floor landing

Bedroom one
11'9 x 13'10 (3.58m x 4.22m)

Bedroom two
13'3 x 8'8 (4.04m x 2.64m)

Separate W.C.

Luxury fitted shower room
6'0 x 5'6 (1.83m x 1.68m)

Superb West facing rear garden

Ample off road parking



Floor Plan



Viewing

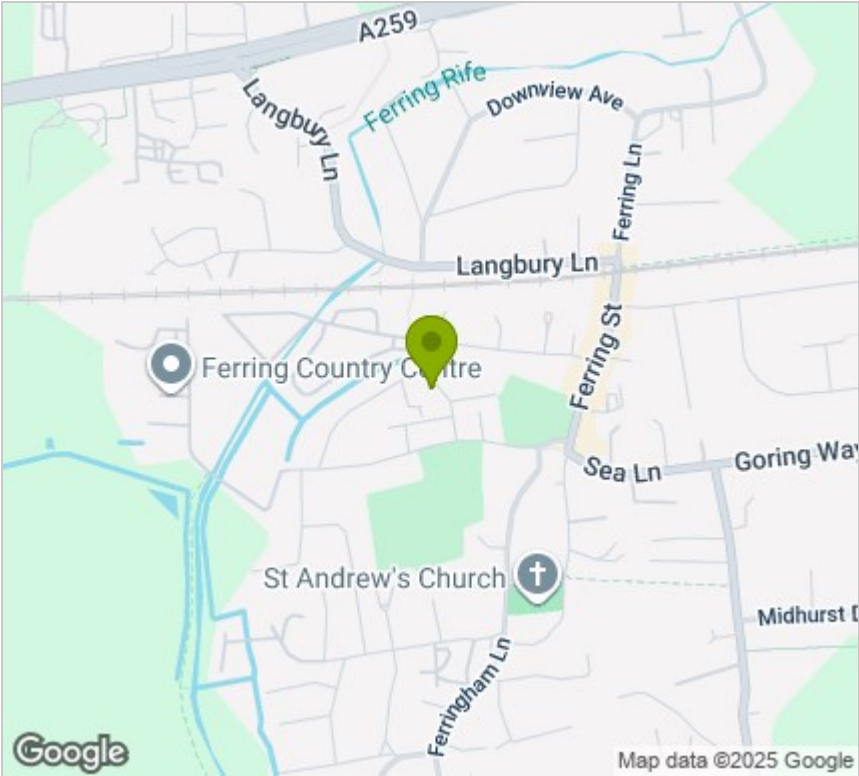
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

