

116 Littlehampton Road

Ferring, Worthing, BN12 6PL

Guide price £375,000

Freehold Council Tax Band E





Set on a generous plot in the ever-popular village of Ferring, this three-bedroom detached bungalow presents a rare opportunity for buyers looking to undertake a full refurbishment and create a home tailored entirely to their own tastes and requirements. Offered to the market with no onward chain, the property occupies a prominent position along Littlehampton Road and benefits from a substantial frontage providing ample off-road parking alongside a private driveway leading to a detached garage.

Internally, the accommodation is spacious and well-proportioned, centred around a particularly large entrance hall which immediately gives a sense of the property's scale and potential. The layout offers three bedrooms, a living room, kitchen and bathroom, all of which now require modernisation, presenting a blank canvas for those seeking a renovation project.

There is a side loggia, providing a sheltered outdoor area and useful transitional space between the house and garden. Subject to the necessary consents, there may also be scope to reconfigure or extend the property to further maximise the plot and create a contemporary family home.

The rear garden enjoys a favoured southerly aspect, offering excellent potential to create a wonderful outdoor entertaining space, with plenty of room for landscaping or garden design. The overall plot size provides a sense of privacy and space that is increasingly







hard to find.

Littlehampton Road is ideally positioned within easy reach of Ferring village centre, with its range of independent shops, cafés and everyday amenities, while the seafront and greensward are also within comfortable distance. The nearby A259 provides convenient access to neighbouring Worthing, Littlehampton and beyond.

Properties of this nature, offering such clear potential in a desirable village setting, are rarely available. Early viewing is recommended to fully appreciate the opportunity on offer.





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

