



JAMES & JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



8 Kilham Way

Ferring, Worthing, BN12 6FJ

Guide price £425,000

Freehold Council Tax Band E



Guide Price £425,000 - £450,000.

We are delighted to present to the market this attractive four bedroom detached family home, ideally situated within a sought after and well regarded small development in the popular coastal village of Ferring. Constructed in 2018, the property benefits from nearly two years remaining on its 10 year build guarantee.

Offering generous and well proportioned accommodation throughout, this property has been thoughtfully designed to suit modern family living and is presented in excellent condition following a comprehensive programme of redecoration, including the installation of new carpets throughout.

Upon entering the property, you are welcomed by a spacious and inviting entrance hall which provides access to all principal ground floor rooms, as well as a convenient cloakroom. The lounge offers a comfortable and relaxing living space and to the rear of the property, is the impressive kitchen/dining room providing an ideal hub for both everyday living and entertaining, featuring ample space for dining and direct access to the garden. This is complemented by a separate utility room, adding further convenience and additional storage.

Upstairs, the property continues to impress with four well sized bedrooms, offering flexibility for families or those requiring a home office. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom fitted with stylish fixtures and fittings.

Externally, the property enjoys the advantage of two allocated parking spaces along with a garage, providing ample parking and storage solutions. The rear garden is West facing and is predominantly laid to lawn, offering a private and enclosed outdoor space ideal for relaxation or family activities.

Located in Kilham Way, the property is conveniently positioned for access to local amenities, including nearby shops such as Asda which cater for everyday essentials.





- Entrance hall
- Lounge
- Ground floor w/c
- Kitchen/diner
- Utility
- Stairs to first floor landing
- Bedroom one
- En-suite shower room
- Bedroom two
- Bedroom three
- Bedroom four
- Family bathroom



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.

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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

