



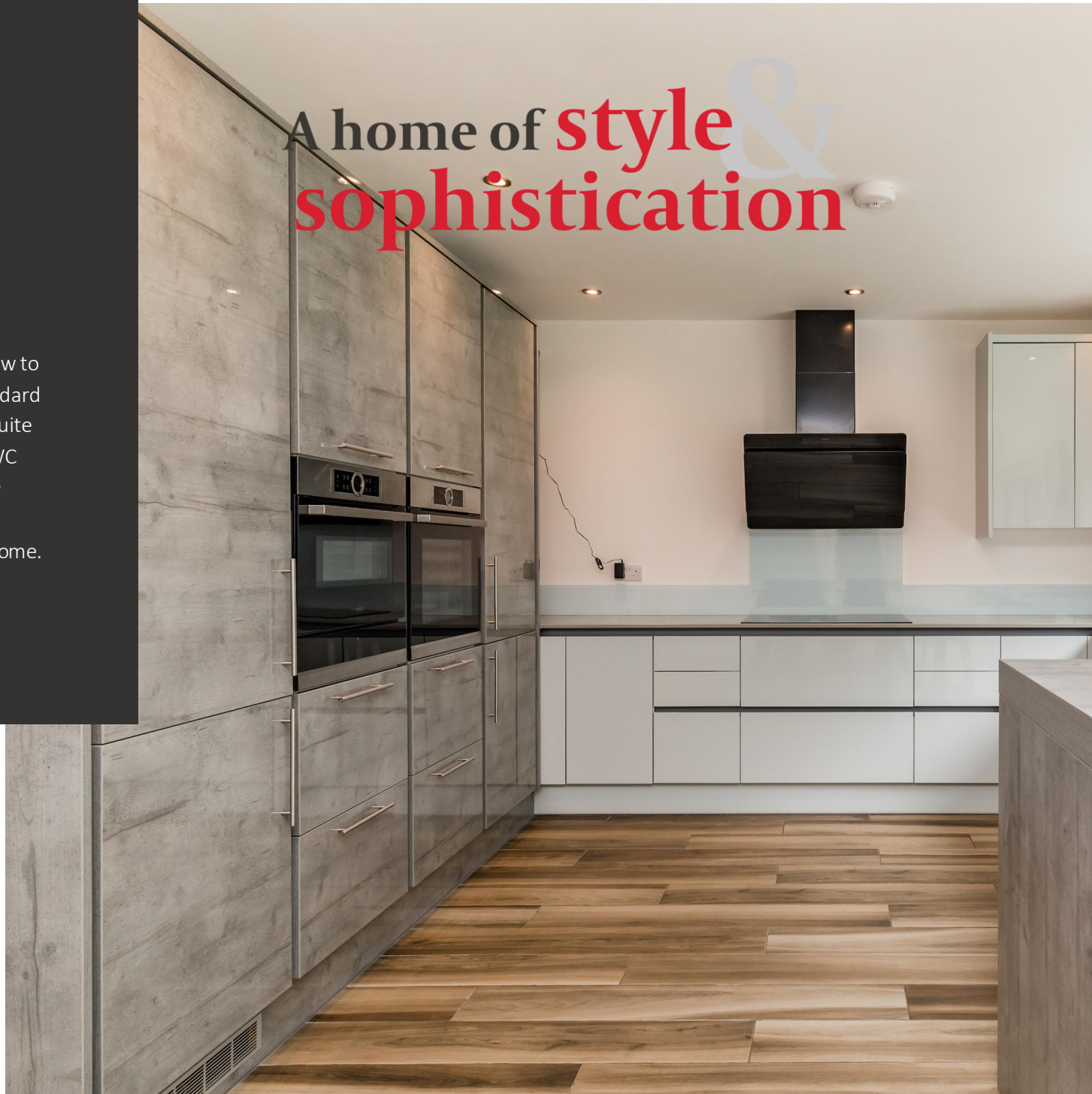
63 Midhurst Drive | Ferring | West Sussex | BN12 5BQ

**JS**  
*Signature*  
Jacobs | Steel



We are delighted to offer this extended chalet bungalow to the market which has been renovated to a superb standard throughout. Boasting three or four bedrooms, two ensuite shower rooms, a family bathroom, utility/downstairs WC and a 23ft open plan kitchen/living room. With a home office, distant sea views and access to the Ilex, internal viewing is recommended to appreciate this beautiful home.

A home of **style & sophistication**





  
Fully refurbished to an immaculate standard  
throughout





Property details: 63 Midhurst Drive | Ferring | West Sussex | BN12 5BQ

# Key features:

- A Detached Chalet Bungalow
- Refurbished To A Superb Standard Throughout
- Distant Sea Views & Direct Access To The Ilex
- 23ft Open Plan Kitchen/Living Room
- Utility Room & Ground Floor WC
- Fourth Bedroom/Separate Lounge
- Ground Floor Bedroom With Ensuite Shower Room
- Two First Floor Bedrooms, Ensuite & Family Bathroom
- South Facing Low Maintenance Rear Garden
- Home Office & Store



Direct access to the Ilex for woodland and beach walks.

**INTERNAL** This immaculately presented chalet bungalow has been lovingly refurbished by the current owners to a superb standard. The property has been extensively extended and has benefited from a new central heating system, new electrical system, new windows and doors throughout as well as a double height extension and new fittings throughout.

The front door leads to an open entrance hall with doors to all ground floor rooms and a bespoke glass balustrade with stairs rising to the first floor. To the rear of the property is a 23ft by 23ft open plan kitchen/living room benefitting from under floor heating, bi-fold doors leading to the rear garden and refitted kitchen with a range of integrated appliances & breakfast bar; there is a separate utility room and a ground floor WC. There is a double bedroom to the front of the property with an ensuite shower room with Laufen and Mitka fittings and there is an additional bay fronted room, currently used as a separate lounge but with the option of an additional bedroom.

Upstairs is an open landing and to the rear of the property is a 20ft triple aspect master bedroom with Juliet balcony overlooking the Ilex and an ensuite shower room. There is an additional double bedroom to the front of the property and from the landing is access to a family bathroom with a waterfall bath, mixer shower attachment and integrated TV.

**EXTERNAL** To the front of the property is a gravelled front garden offering further parking and there is a hardstanding driveway offering parking and access to the garage which has been split and offers storage to the front. The rear of the garage has been made

to a home office with porcelain plank flooring and double doors overlooking the rear garden. The low maintenance garden has a paved patio offering ample seating and there is artificial lawn, shingled pathways and fenced boundaries with shrub borders. There are distant sea views and a gate directly leading to the Ilex, ideal for dog walkers and beach visits.

**SITUATED** In the popular and residential area of Midhurst Drive on the borders between Ferring and Goring-By-Sea, the property is idyllically located adjoining the Ilex, offering walks between the villages and leading to Goring seafront & greensward directly accessible from a private gate from the rear garden. Bus routes run along adjoining Sea Lane and the closest train station is Goring-By-Sea, approximately 0.5 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 3 miles away.

## ENTRANCE HALL

**KITCHEN/ DINING ROOM** 23' 1" x 23' 1" (7.04m x 7.04m)

**UTILITY ROOM** 10' 10" x 10' 8" (3.3m x 3.25m)

## WC

**BEDROOM TWO** 14' 10" x 10' 11" (4.52m x 3.33m)

## ENSUITE

**LOUNGE/ BEDROOM FOUR** 17' 5" x 11' 10" (5.31m x 3.61m)

**STUDY** 8' 7" x 7' 7" (2.62m x 2.31m)

**WORKSHOP** 8' 6" x 8' (2.59m x 2.44m)

## FIRST FLOOR LANDING

**BEDROOM ONE** 12' 10" x 20' 5" (3.91m x 6.22m)

## ENSUITE

**BEDROOM THREE** 15' 5" x 12' 10" (4.7m x 3.91m)

## FAMILY BATHROOM

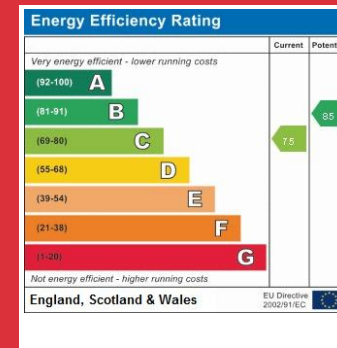
# Midhurst Drive



Ground Floor  
 Approximate Floor Area  
 1321.16 sq ft  
 (122.74 sq m)

First Floor  
 Approximate Floor Area  
 592.44 sq ft  
 (55.04 sq m)

Approximate Gross Internal Area = 177.78 sq m / 1913.60 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



## Property Details:

Floor Area: 1,711 sq ft 159 sq m – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.