



Rife Way, Ferring, Worthing, BN12 5JX
Offers Over £339,000



We are pleased to offer this extended mid-terrace house, ideally located just a short walk from Ferring Village. The property features three bedrooms, two reception rooms, a modern fitted kitchen/dining room, and a contemporary bathroom. The property is being sold with the benefit of being chain free.



Key Features

- Mid Terrace House
- Three Bedrooms
- Modern Fitted Kitchen/ Dining Room
- Two Reception rooms
- Rear Garden
- Chain Free
- 0.2 Miles From Ferring Village
- Glebelands Recreation Ground
Just a Short Walk Away
- Well Presented



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The front door opens into an entrance hall, leading into a bright, south-facing lounge. From the lounge, there is access to a modern fitted kitchen and dining area, complete with an understairs storage cupboard. The kitchen is fitted with cream wall and base units, a built-in oven, electric hob, space for a washing machine and a sink with drainer. The property has been extended to the rear, creating a second reception room with direct access to the rear garden. Upstairs, the first floor offers three bedrooms and a modern fitted bathroom.

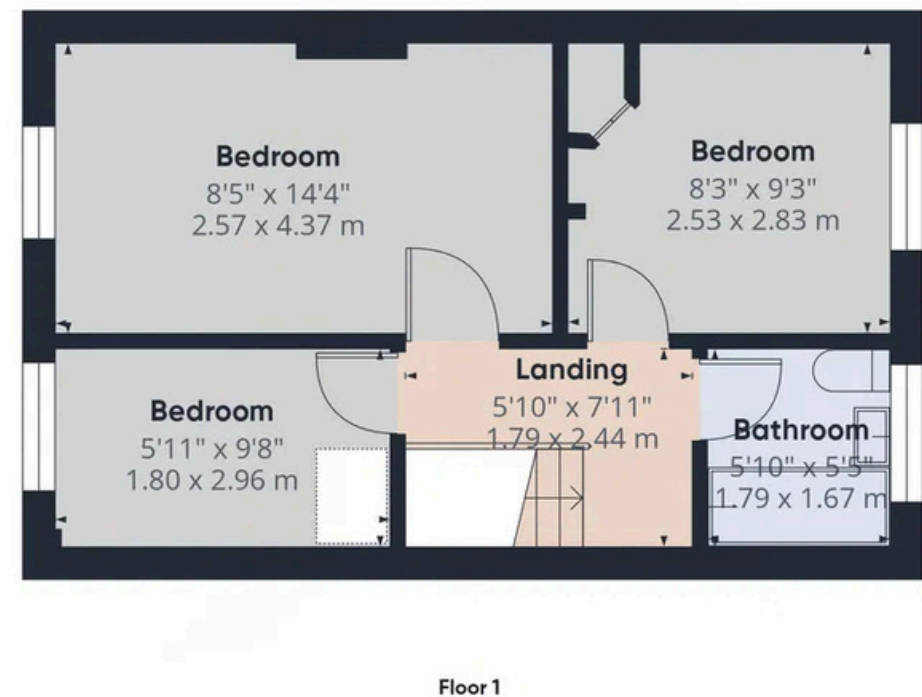
LOCATION

Just 0.2 miles away from Ferring Village which offers access to local shops including: doctors surgery, dentist, library, co-op and village hall. Ferring is a quiet seaside village with two small shopping parades both serve bus routes giving access to surrounding areas including Worthing town centre and mainline train station.

EXTERNAL

To the front, the property features a lawned garden with established hedging and a pathway leading to the front door. The rear garden is mainly laid to lawn with a shingled area and a gate providing rear access.



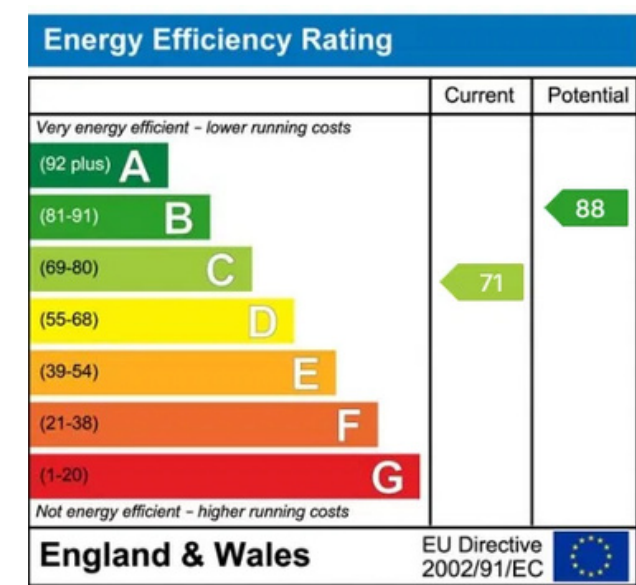


Approximate total area^m
749 ft²
69.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 66 SQM)

Tenure: Freehold

Council tax band: C

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.