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26 Little Paddocks
Ferring BN12 5NJ
Guide price
£695,000



Estate agents



Bacon and Company are delighted to offer for sale this remarkable detached home which has been exceptionally improved to the highest of standards and is located in the very heart of Ferring. Having been recently remodelled and refurbished by the current owners this home offers superb versatile accommodation with unrivalled WESTERLY VIEWS of the North Paddock.

The accommodation briefly comprises, spacious entrance hall, 28ft open plan modern kitchen/dining/living room with BI FOLD DOORS, master bedroom with bay window, dressing room/bedroom two with fitted 'Sharps' wardrobes, third double bedroom, MODERN BATHROOM, shower room and utility room. Externally the property benefits from well maintained front and rear gardens, private driveway and integral GARAGE. Viewing is considered essential to appreciate the overall size and condition of this exquisite home.

* NOTE planning permission already exists for a 2metre x 6.87metre extension to the back bedroom -



Location

Situated on the West Sussex Coast, Ferring is a quiet setting with an array of local amenities and travel links including bus routes, train station and access to the A259. Little Paddocks is a private estate which comprises of just over 60 properties. The Paddocks are well maintained and are home to an array of wildlife, mature trees and a pond.

Features

Purchased by the current owner in 2012 and having been extensively modernised and extended in 2013/2014, we are pleased to offer you a unique opportunity to purchase this truly one of a kind detached home. Key features include the stunning views out onto the whole of the North Paddock which offers an unrivalled vista of the whole estate, the versatile 28 ft kitchen/dining/living room with bi fold doors, master bedroom with dressing room and large raised decking area to the front which is perfect for entertaining. The overall useable internal space is approximately 1000 sq feet.

Covered Entrance

Pathway and steps leading to UPVC double glazed front door with integrated blind and window to side opening to:

Spacious Entrance Hall

Ample space for shoes, coats and hallway furniture, built in double storage/airing cupboard with shelving, radiator, wireless security alarm system, solid oak flooring, levelled and coved ceiling, inset spotlights, access hatch to loft, door with glass inserts and windows either side opening to:

Open Plan Kitchen/Dining/Living Room 28' x 15'2 (8.53m x 4.62m)

A truly stunning space benefiting from unrivalled Westerly views of the North Paddock via double glazed bi fold doors which lead onto large decking area, solid oak flooring with underfloor heating, tv and telephone points, ample space for living furniture, dining room table and chairs, levelled ceiling, inset spotlights, four 'Velux' windows, breakfast bar with space for stools, opening to kitchen with excellent range of work surfaces incorporating large bowl stainless steel sink with drainer and 'Quooker' instant boiling water mixer tap, four ring 'Neff' gas hob with glass splashback and concealed extractor hood over, integrated 'Neff' double oven and grill, integrated dishwasher, range of matching handleless soft close cupboards, drawers, wall units, refuse drawer and broom cupboard, under unit lighting, two double glazed windows overlooking

rear garden.

Continued Hallway

Radiator, solid oak flooring, levelled and coved ceiling, inset spotlights.

Bedroom One 14'6 into bay x 9'8 (4.42m into bay x 2.95m)

Double glazed bay window with fitted shutters benefiting from Westerly views of the North Paddock, ample space for super king sized bed, radiator, TV & telephone points, solid oak flooring, levelled and coved ceiling, double doors opening to:

Bedroom Two/Dressing Room/Office 12'5 x 7'9 (3.78m x 2.36m)

Ideal for working from home. Double glazed window





with fitted shutters benefiting from Westerly views of the North Paddock, 'Sharps' fitted wardrobes with mirrored sliding doors, radiator, solid oak flooring, levelled and coved ceiling.

Bedroom Three 12'7 x 7'9 (3.84m x 2.36m)

Two double glazed windows with fitted shutters overlooking rear garden, radiator, two wall lights, solid oak flooring, levelled and coved ceiling.* NOTE planning permission already exists for a 2metre x 6.87metre extension to this bedroom - please contact office for further information .

Bathroom/WC

Modern white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with fitted storage cupboard below, push button low level flush w/c, ladder style towel radiator, mirrored vanity wall units, part tiled walls, tiled flooring, levelled ceiling, inset spotlights, extractor fan, 'Velux' window,

Shower Room/WC

Modern white suite comprising walk in double shower cubicle with wall mounted shower and controls, glass shower screen, wash hand basin with fitted storage below, push button low level flush w/c,

ladder style towel radiator, shaver point, part tiled walls, double glazed obscure glass window, tiled flooring, levelled and coved ceiling, extractor fan.

Utility Room

Wood effect roll edge work surfaces incorporating stainless steel sink with drainer and mixer tap, tiled splashback, range of matching cupboards, wall units and broom cupboard housing fuseboard, space and plumbing for washing machine and tumble dryer, cupboard housing fuse board. Radiator, levelled and coved ceiling, UPVC double glazed door overlooking and opening to rear garden.

Rear Garden

A secluded and well maintained garden enclosed by fence. Mainly laid to lawn with shingled area and sleeper borders with an array of shrubbery, timber summer house and patio area providing space for garden table and chairs.

Front Garden

Large raised decking area accessed from bi fold doors providing unrivalled Westerly views of the North Paddock, ideal for entertaining, space for outdoor table and chairs.

Private Driveway

Providing off road parking for several vehicles and providing access to:

Integral Garage 13'3 x 7'9 (4.04m x 2.36m)

Double doors to front, benefiting from power and light, electricity meter.

Private Road

Each household situated on Little Paddocks pays an annual sum for the upkeep. This is currently a very modest £95. Any increases have to be voted through by a majority of property owners at the AGM.

Version

This is version 1 of the particulars

Tenure

Freehold

Council Tax Band

D

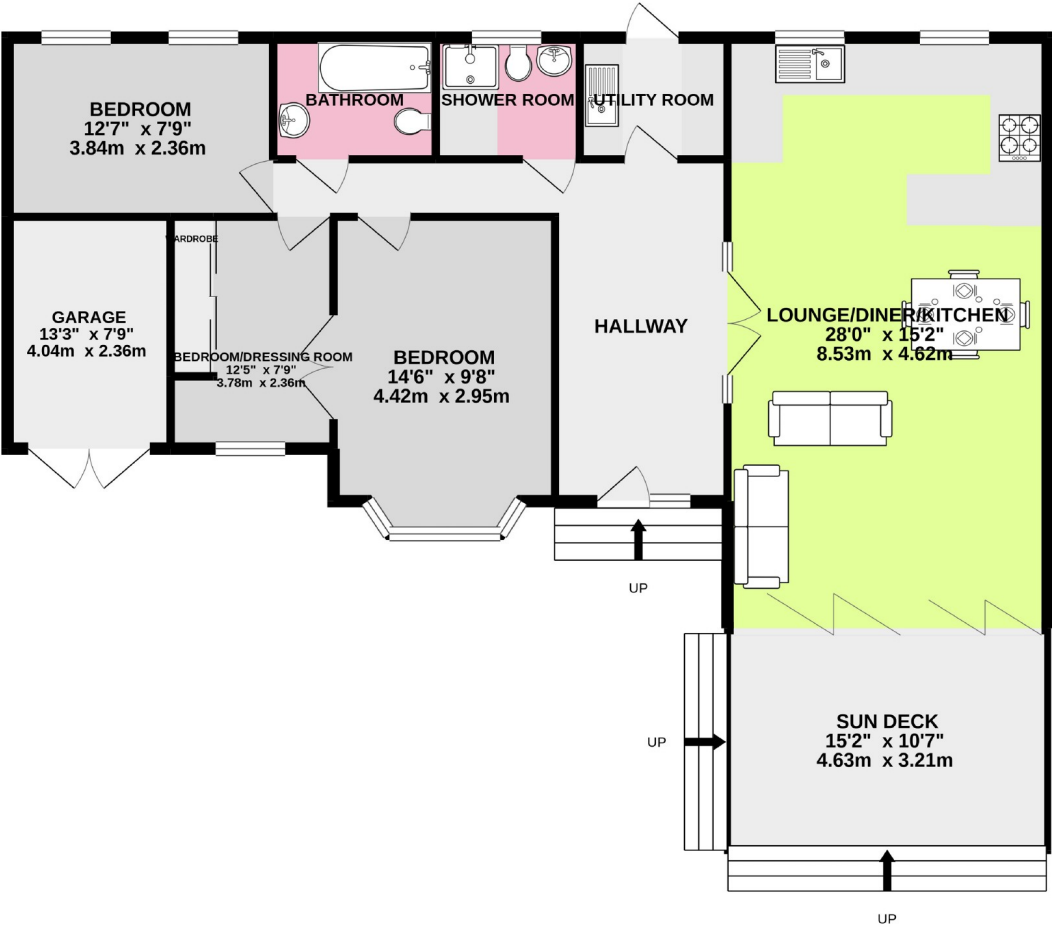
Local Authority

Arun District Council

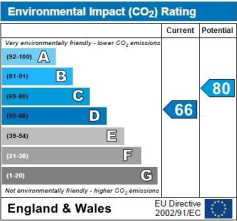
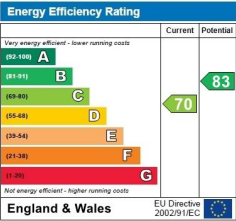




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract.

The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

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