

**THE HIDEAWAY**  
**FERRING MARINE, FERRING**  
**WEST SUSSEX, BN12 5PP**



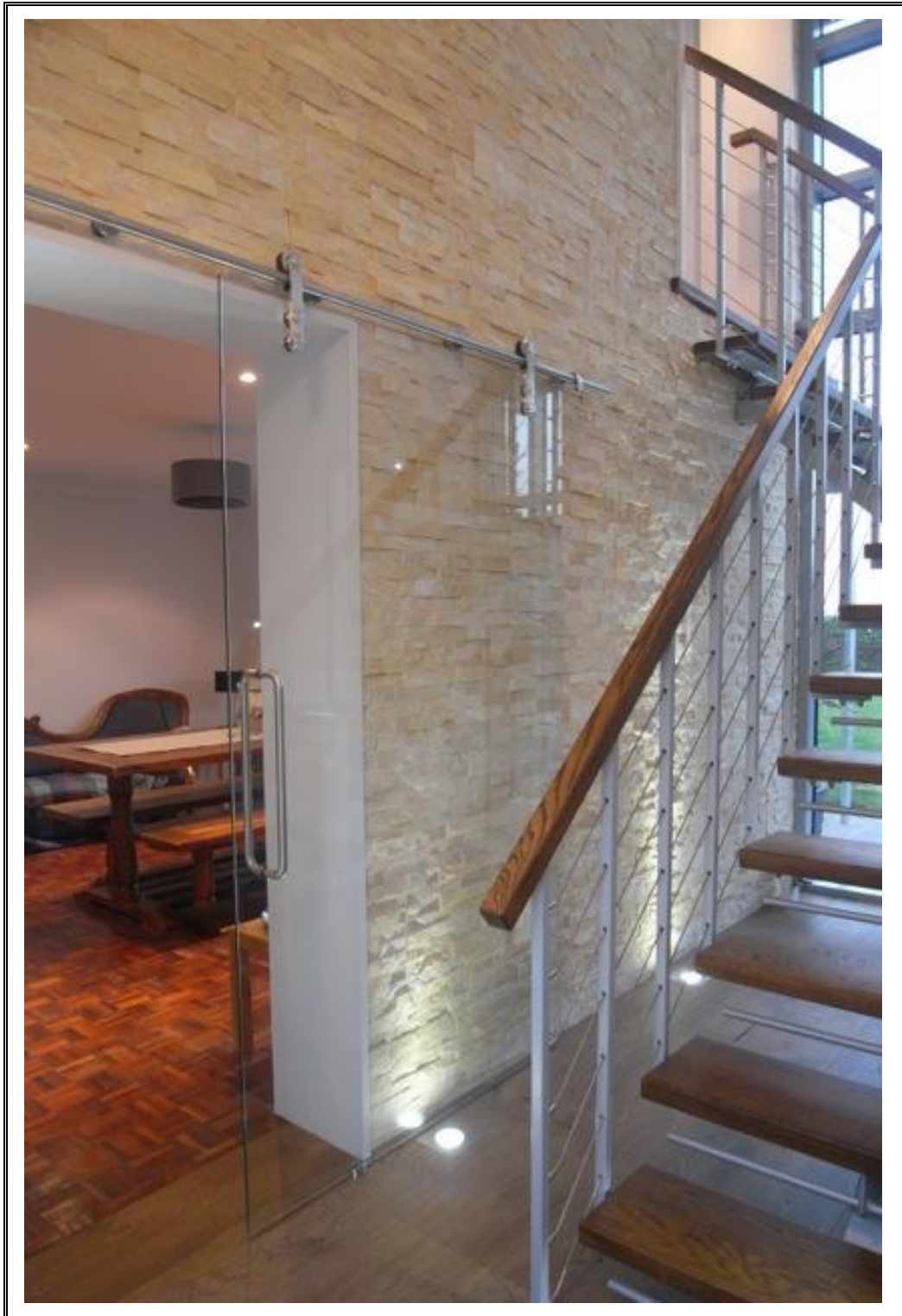
A perfect family home or holiday retreat! The Hideaway is a fantastic 4 bedroom, beach front property with spectacular views and direct access onto Ferring foreshore. The property was originally a modest beachfront bungalow that was thoughtfully extended and refurbished by the current owners in 2014/15 with the creation of an impressive double volume atrium with open tread stairs that lead up to outstanding first floor reception room with full width floor to ceiling bi-fold doors and guest suite with a feature free standing bath, that both have access onto a large balcony offering uninterrupted views over the English Channel.

The additional 3 bedrooms (2 double and 1 single), a family bathroom, sitting room/dining room, modern fitted kitchen/breakfast room and an original sunroom are all on the ground floor. Outside to the front is off street parking for 3 cars, a single garage and to the rear is a level lawn with mature hedge borders and direct access onto the seafront and beach.

**ACCOMMODATION & AMENITIES**

Entrance Hall: Kitchen/Breakfast Room, Dining Room, 3 bedrooms, Family Bathroom/WC  
First Floor Lounge, Guest Bedroom with freestanding Bath, Separate WC, Beach Shower/WC, Front Garden,  
Off Street Parking for 3 Cars, Single Garage, Private Garden with Direct Access to The Seafront.

Ferring is a pretty seaside Village with its history dating back to 1086 and is mentioned in the Domesday book. The majority of South Ferring was built from the 1920s as a local community of private homes and in later years was discovered as a tranquil and pleasant location for numerous holiday/second homes. The house is well positioned to enjoy the benefits of having the sea and all that it offers at the end of the garden and has the South Downs National Park to the North. The larger town shopping centres of Worthing and Brighton to the East and Chichester to the West are all easily accessible by road or by train.

























### TERMS

TENURE

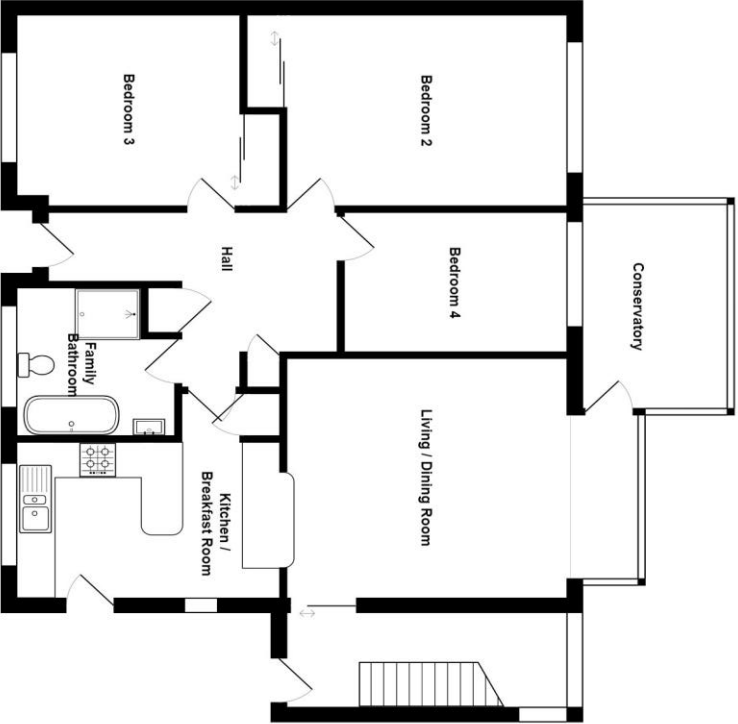
Freehold

GUIDE PRICE

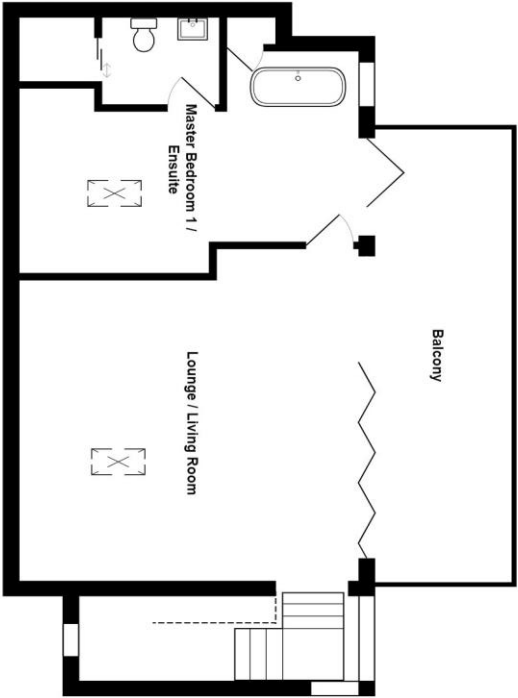
£1,200,000 Subject to Contract

NB An employee of this company has an interest in this property.





**Ground Floor**  
Area: 108.3 m<sup>2</sup> ... 1166 ft<sup>2</sup>



**First Floor**  
Area: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup>

Total Area: 168.2 m<sup>2</sup> ... 1810 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only