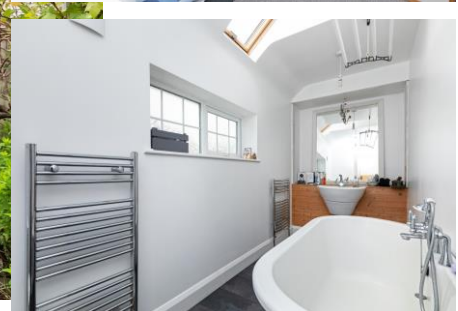


It's all in the details...



17 Clover Lane

Ferring, West Sussex, BN12 5LZ

£650,000

- Excellent semi-detached period property
- Prized South Ferring location circa half a mile from the beach
- Private gravel driveway parking and garage
- Idyllic south facing garden
- Spacious kitchen/living/dining room with bi-fold doors
- Additional reception room with bay windows and wood burner
- Main bedroom with en suite shower room
- Large second double bedroom with hugely versatile mezzanine
- Superb family bathroom with vaulted ceiling and roll top bath
- Third double bedroom with walk-in wardrobe

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Step Inside...

Tucked from the wide grass verges of Clover Lane, this semi-detached period property has been superbly adapted and extended for modern family life. Beneath the clock and fisherman's lamp of its gently raised entrance porch, an easy flowing layout offers an abundance of flexible accommodation.

Double doors open from a large hallway into a spacious double aspect kitchen/living/dining room. Filling the space with views of the garden a wall of contemporary bi-fold doors pulls back to allow the landscaped south facing patio become a seamless extension of the house. Demonstrating an attention to details, the matt black frames of the glazing match the timbers of the pergola outside and the thoughtfully arranged L-shaped design subtly defines the inviting living room area.

The leafy views of the gardens continue in the equally impressive kitchen and dining room areas where first class traditional cabinets and wood countertops provide a wealth of storage and workspace. Making a clever use of space, a freestanding range cooker nestles within the feature curves of the chimney breast while a wall of metro tiles with alcove shelving houses a silver cast iron column radiator.

The already generous dimensions continue into an adjacent reception room that retains plenty of charm with its bay windows, picture rails and a wood burner within its fireplace. A modern ground floor cloakroom is ideal for busy households and guests.

Explore upstairs and it's there that you'll find a selection of four impeccable bedrooms all presented in soft muted grey tones. With French doors to a south facing Juliet balcony and a skylight in its notably high ceiling, a tremendous main bedroom has the added luxury of a modern en suite shower room.

Generating a host of possibilities, a sizable mezzanine area in the extensive second bedroom could become a snug/desk/study area for a teenager or a dedicated office for anyone working from home. Currently accessed via a ladder it adds to the already notable dimensions without encroaching on the light or space of the bedroom area.

A third double bedroom has the charm of bay windows and picture rails as well as the convenience of a walk-in wardrobe, while a well-presented single bedroom could also become a home office or playroom if preferred. Together these versatile bedrooms share a tremendous family bathroom that stretches out beneath a fabulous vaulted ceiling with a further skylight placed to let you stargaze while you relax in a roll top bath with telephone taps. A stylish conical basin is set within the timber tones of a wood console.

Step Outside...

The black framed bi-fold doors of the ground floor let the open plan design of the kitchen/living/dining room flow out onto a tastefully landscaped south facing patio with the matching blackened timber of a fantastic pergola. Ideally sized for al fresco dining on a grand scale or having defined seating and dining areas, it prompts a highly restful hideaway from a busy day. Bordered by high mature hedgerows and contemporary slatted fencing, this exceptional outdoor space enjoys a prized measure of privacy and seclusion. Fully stocked beds with the large leafy foliage, palms and flowering shrubs, lend colour and interest throughout the seasons, an established lawn is easy to maintain and a picture perfect painted shed sits discreetly hidden away in the corner.

At the front of the property a walled garden is equally well planted and designed with a timber framed flowerbed and established lawn. A gravel driveway provides private off-road parking and an attached garage split into two storage areas, one with handy direct access to the rear garden. It is good to note that the garage could easily be changed back into secure parking space or become an integral part of the house itself, subject to any planning consents.

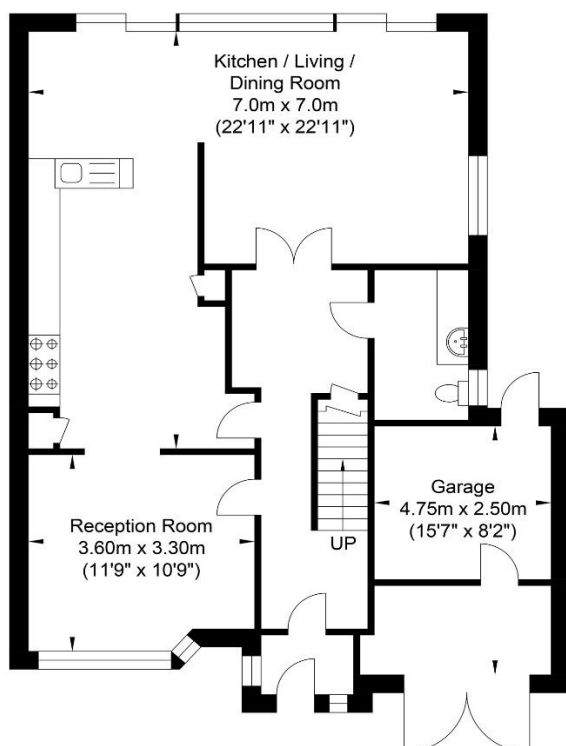
In your local area...

Situated in the heart of the south Ferring, the beach is merely a short stroll of just half a mile from your door while on nearby Ocean Drive you'll find the hugely popular Kendricks Coffee Roasters, an Art Deco inspired micro-bar and newsagents. Further choice of shops and amenities are nearby on The Pantiles and Ferring Street, and down on the beach you'll find the Bluebird Cafe.

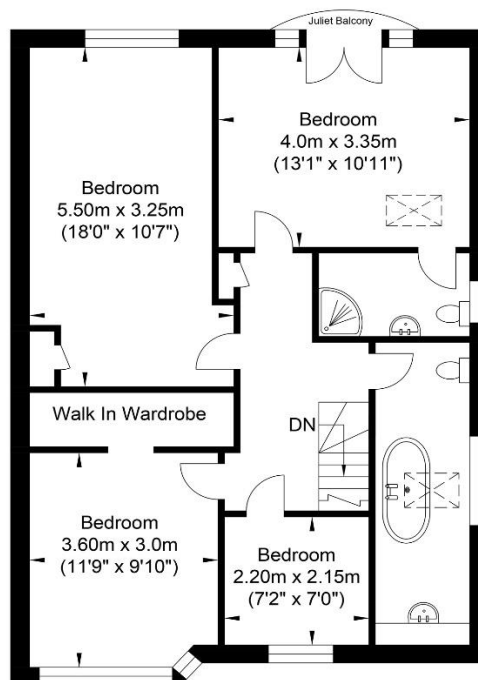
Local schools include Ferring Pre-School, Ferring C of E Primary School and St. Oscar Romero Catholic School. Sompting Abbots Preparatory School and Lancing College are 7.7 miles and 11.1 miles respectively. Goring-by-Sea mainline station is approximately 1.3 miles with regular commuter services and the A259 is easily accessible.



Clover Lane, Ferring



Ground Floor
Approximate Floor Area
856.91 sq ft
(79.61 sq m)



First Floor
Approximate Floor Area
765.20 sq ft
(71.09 sq m)



Approximate Gross Internal Area (Excluding Garage) = 150.70 sq m / 1622.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Additional Information

Tenure: Freehold

Council Tax: Arun District Council Band C

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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