



## The Chalet

Littlehampton Road, Ferring, Worthing, West Sussex BN12 6PG

Batcheller  
Monkhouse

# The Chalet

A versatile former nursery with a four bedroom chalet bungalow and approximately 1.28 acres, situated on the edge of Ferring.

- Detached Chalet Bungalow
- 4 Bedrooms
- 2 Bathrooms
- Spacious Living/Dining Room
- Kitchen
- Utility Room
- Attractive Garden
- Double Garage
- Extensive Parking
- Packing Shed
- Approximately 2370 sq. m. of Glasshouses
- Potential for Alternative Uses (subject to planning consents)
- In all about 1.28 acres

## AMENITIES

The property is in an extremely convenient location, north of the A259 Chichester to Worthing road with local amenities including an Asda supermarket close by. The village of Ferring which benefits from local shops, railway station, beach, lies to the south and public bridlepath access to the picturesque Highdown Hill is close by providing for walking and riding.

## DESCRIPTION

The property is approached via its own drive which leads to extensive concreted parking areas. The detached chalet bungalow lies to the west, set in a delightful mature garden. It benefits from double glazed windows, oil-fired heating and the accommodation is approached via a front door which leads to an entrance hall with ample built in cupboards and stairs to first floor. The spacious south facing living room has picture patio doors overlooking the garden and a dining room off. The kitchen is fitted with matching American Ash units incorporating a dresser. Beyond is a utility room with further units, a lobby and cloakroom.

On the ground floor are two versatile bedrooms both with built wardrobes and a family bathroom/shower room. The first floor includes a spacious landing with window overlooking the garden, eaves storage and a small study. There are two double bedrooms, one with eaves storage and the other a built in wardrobe, and a bathroom.

## OUTSIDE

Immediately adjacent to the wide concreted parking area are two fully enclosed sectional concrete buildings, one being a double garage and the other a packing shed.





The nursery comprises three Venlo type glasshouses, one ten bay, one eight bay and one four bay. They cover approximately 2370 sq. m. (25,503 sq. ft.) The glasshouses have been maintained by the owners but are not currently in production.

In all the site extends to approximately 1.28 acres.

## ADDITIONAL INFORMATION

**Local Authority:** Arun District Council  
Maltravers Road, Littlehampton BN17 5LF  
Telephone: 01903 737500 [www.arun.gov.uk](http://www.arun.gov.uk)

**Services (not checked or tested):** Mains metered water and electricity. Private drainage. Oil central heating. No gas.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk),  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Numbers WSX23376, WSX260610 and WSX393142.

**EPC:** EPC Rating D.

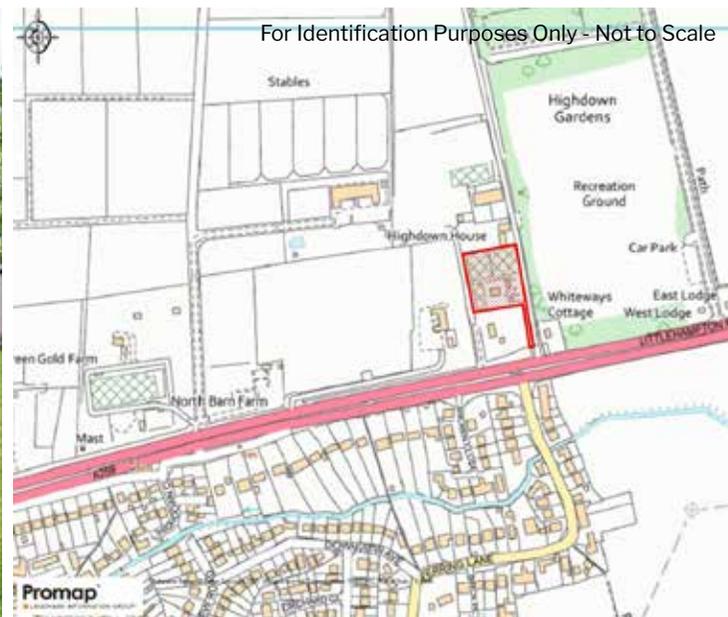
## DIRECTIONS

From the roundabout junction of the Angmering bypass (A280) and the A259, proceed eastwards on the A259 dual carriageway towards Worthing. After about 1.1 miles having passed Lansdowne Nursery and Highdown Vineyard, the entrance to The Chalet will be reached on the left hand side.

RMP/18.06.2019

## VIEWINGS

For an appointment to view please contact our Pulborough Office:  
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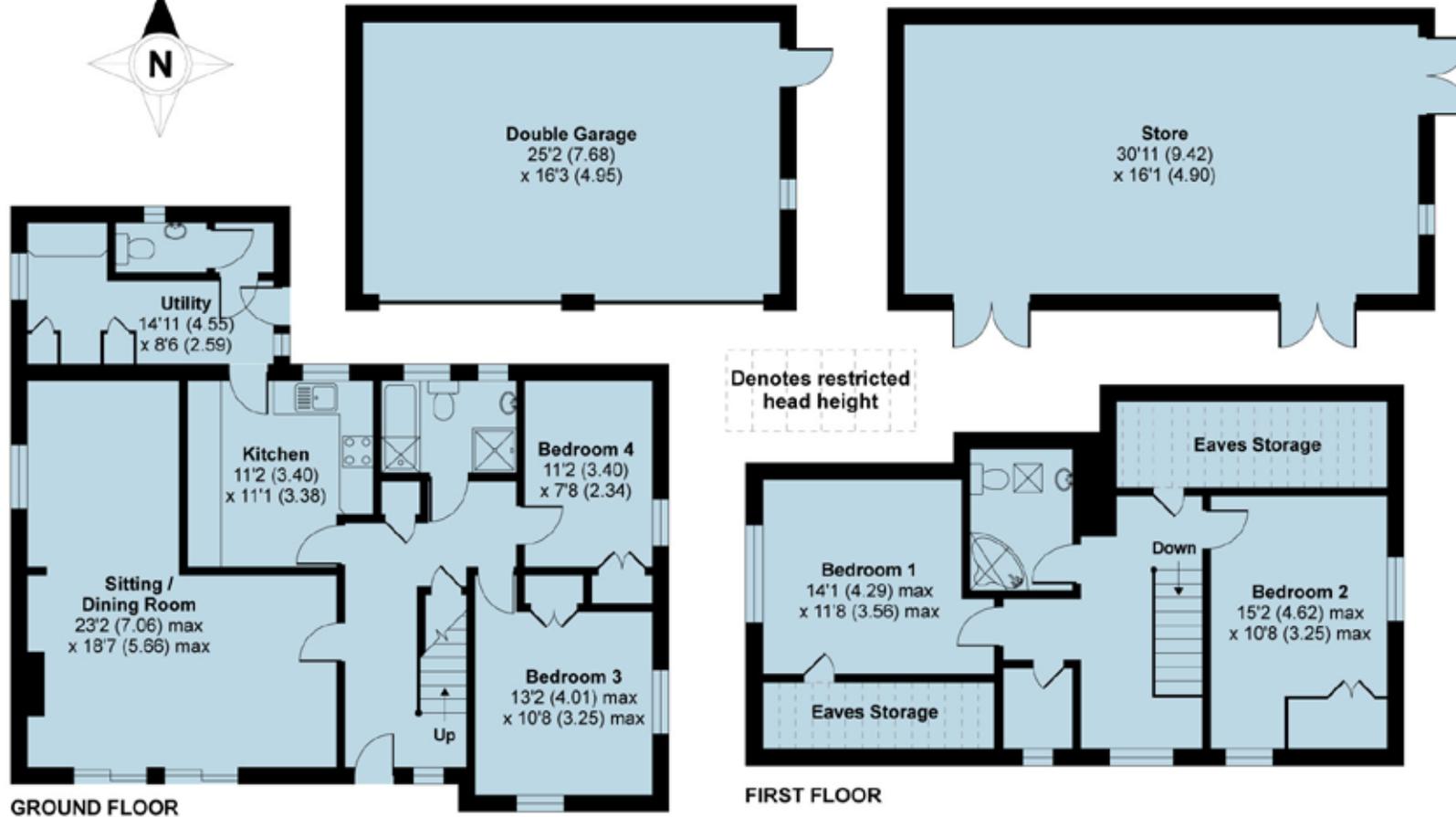
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# The Chalet, Littlehampton Road, Ferring, Worthing, BN12 6PG

APPROX. GROSS INTERNAL FLOOR AREA 1593 SQ FT 147.9 SQ METRES (EXCLUDES EAVES STORAGE, GARAGE & STORE)



NOTE:  
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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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