



Lamorna Gardens, Ferring, BN12

Asking Price £1,995,000

ASTON
VAUGHAN
EXQUISIT

INTRODUCING

Lamorna Gardens, BN12

3 Bedrooms | 3 Bathrooms | 1 Reception Rooms
2504Sq Ft | Direct access from the garden to Ferring Beach

From the A259, winding roads lined with substantial houses set back behind immaculate gardens and grassy verges, lead you to the coast and Lamorna Gardens where this property is situated on the south easterly corner behind a new brick drive. Here, there is parking for several cars on the drive with space for another in the garage, alongside an electric car charging port. The superior styling of this property is clear on approach, where the oversized front door with an antique copper finish opens by fingerprint touch to the wide and welcoming entrance hall giving direct views through the depth of the house to the garden beyond. Natural light streams in from the south, offering promises of the coast, where with the doors ajar in summer, you can hear the wash of the waves lapping at the shore, just meters away.

It is immediately clear this is an exceptional home, designed by those with a passion for interior design and contemporary styling. Every surface and fabric has been carefully considered, with subtle gestures to the seaside location – think 'Miami Beach' rather than seashells and driftwood. Many of the fittings throughout the house, including lighting and garden ornaments have been reclaimed from ships which bring an additional industrial dimension to the styling, making this a truly unique property.

Limed solid oak herringbone flooring is on trend running through the entrance hall and into the main living areas, while porcelain stone with underfloor heating is found within the impressive kitchen to the left.

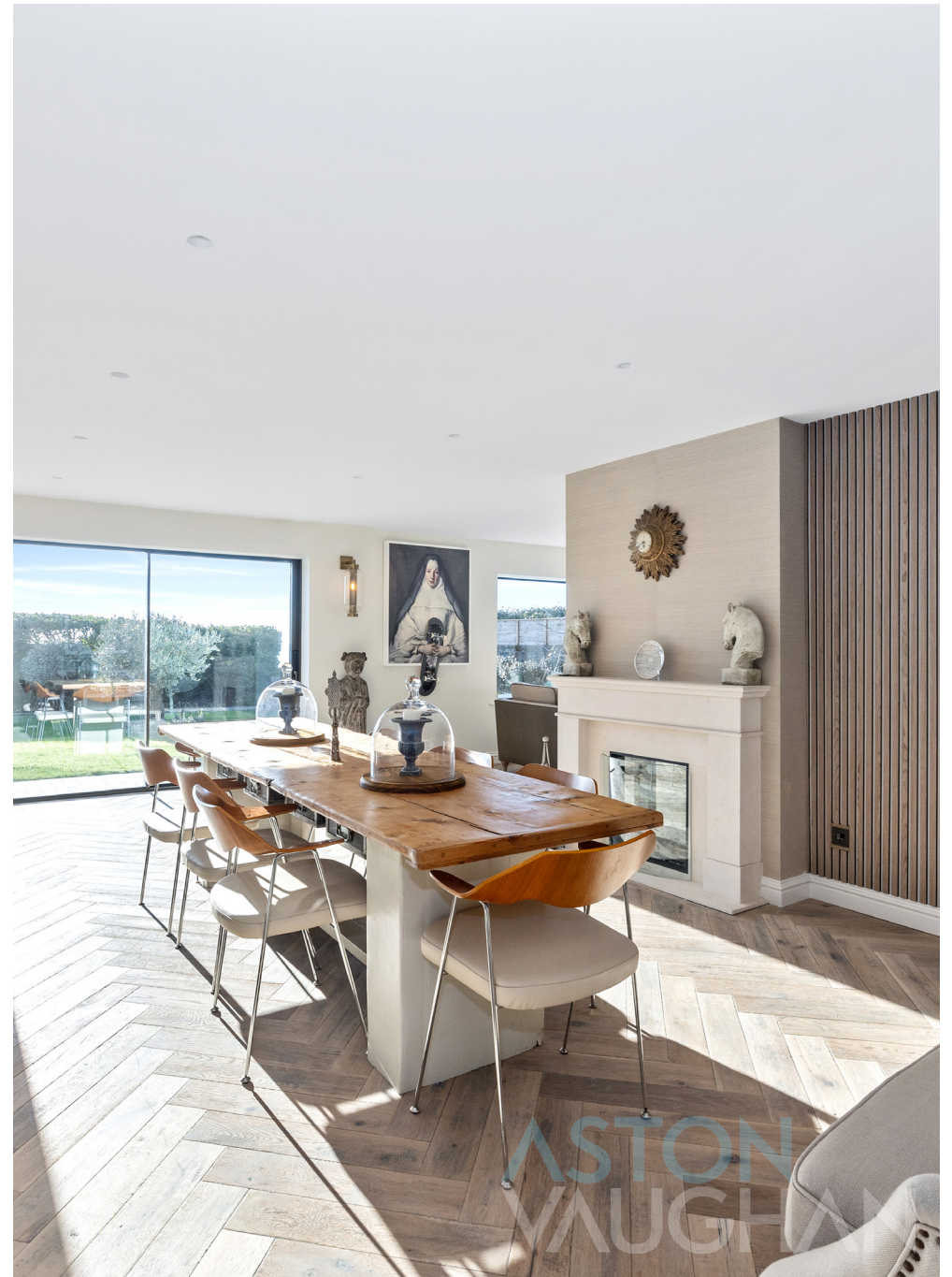




Living Room, Dining Room & Kitchen:

Spanning the rear of the house to link with the kitchen and the garden, the formal dining room offers ample space to seat twelve on a long table, looking out over the immaculate lawns and topiary to the sea. An electric fire sits within a stone mantel offering warmth and atmosphere, while the living space allows for sumptuous furnishings to kick back and relax after a long day. Soft neutral tones continue in here, creating a calming aesthetic, complemented by nature's hues outside.

Streamlined and stylish, created using only the finest bespoke craftsmanship and design, the kitchen offers a range of storage solutions alongside integrated Gaggenau and Bosch appliances to include a fridge, freezer, fan oven, microwave, warming drawer and dishwasher, set below solid stone worktops. A Quooker boiling water and filtered water tap ensures the worktops remain uncluttered, ready for preparing your dinner party meal. Underfloor heating and a vintage style column pewter radiator warm the space during winter, while in summer, patio doors slide open to reveal the summer kitchen, outside, but under cover below a pergola with a louvered roof canopy and glazed wall to ensure the space can be enclosed should the weather change suddenly. Out here, further bespoke cabinetry sits alongside a pizza oven, and there is space on the wood flooring for relaxed seating or formal dining depending on need.





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Ground Floor Bedroom 3 & Main Bathroom:

Forming part of the new extension, the ground floor bedrooms and bathrooms sit peacefully tucked away from the main living areas along an L-shaped corridor. Restful tones of natural wood and calico cream tones have been used on the walls and for the bespoke built-in wardrobes which serve to maximise the floor space. Natural sisal carpets bring both style and lasting quality to the space, adding softness and warmth underfoot. Large box windows offer direct views of the sea upon waking while a skylight allows stargazing at night. While not ensuite, bedroom three has easy access to the main bathroom where a contemporary Lusso Stone bath takes centre stage with floor mounted brushed copper taps and a Carisa heated towel rail.

En Suite Bedroom 2 & Utility Room:

Bedroom two shares this peaceful scheme of neutrals, using only the finest quality finishes to light switches, door furniture and pendants. This room also boasts an en suite with a walk in wet-room shower with an over-size ceiling mounted monsoon showerhead and an LED lit mirror above the conical inset basin.

Cleverly concealed behind a bookcase door, the utility room is a large and airy space with further kitchen storage, a washing machine, tumble dryer and space for an American fridge freezer. From here, a door opens to the side of the house, so it can also become a boot room for bringing in sandy/muddy shoes or paws after strolling along the beach or hikes on the South Downs.





Principal Bedroom Suite:

Sisal stair runners rise to the first floor which feels like an apartment in its own right with clearly defined areas for relaxation, dressing, working from home and sleeping. From the bed, the southerly wall is entirely glazed, opening to the glazed balcony ensuring your view of the sea and sky is uninterrupted. Ever-changing with the seasons, from the jade greens and misty greys of winter, to the sparkling blues in the heat of summer, this is a view which never tires. Once again, the en suite bathroom offers the epitome of luxury with another freestanding Lusso Stone bath and basin, complemented by brushed copper fittings. Through an arch, the kitchenette and utility room also house a Quooker boiling and filtered water tap, with a basin set into a Corian worktop. Below this sits another washing machine and tumble dryer, alongside a wine fridge, so you can tuck yourself away here all weekend if desired.



Garden:

Echoing the herringbone flooring in the main living areas, the garden lawn is bordered by herringbone brickwork. Expertly landscaped, this stunning space feels perfectly private from passers-by and offers points of interest with a blossom tree and several sweet olive trees providing dappled shade during the summer months. It is a fine space for dining alfresco or sitting out under the stars at night with friends, or for nights in the sunken hot tub with a glass of bubbly. For daily sea swimmer, this space could not be more perfect as you can rise from bed, step out through the gate and onto the beach for a dip. An outdoor shower is then in place to wash the salty water away so you can start your day refreshed.



LOCATION GUIDE

Vendor's Comments:

"This has been an incredible project and a fantastic space to live since completion. The light and space are sensational, with views that cannot be beaten. You really do feel like you're on holiday everyday living here. We have enjoyed many fantastic parties with friends and family – both in the summer when the garden came into its own, and more recently with dinner parties by the fire. It is so peaceful here too, yet you are well-connected with the A259, A27 and A24 nearby. There are many great places to eat in nearby Ferring Village and in Rustington, and plenty of shops, so you don't feel cut off at all – giving you the best of both worlds."

Education:

Primary: Ferring Primary School

Secondary: Oak Grove College, Durrington High School

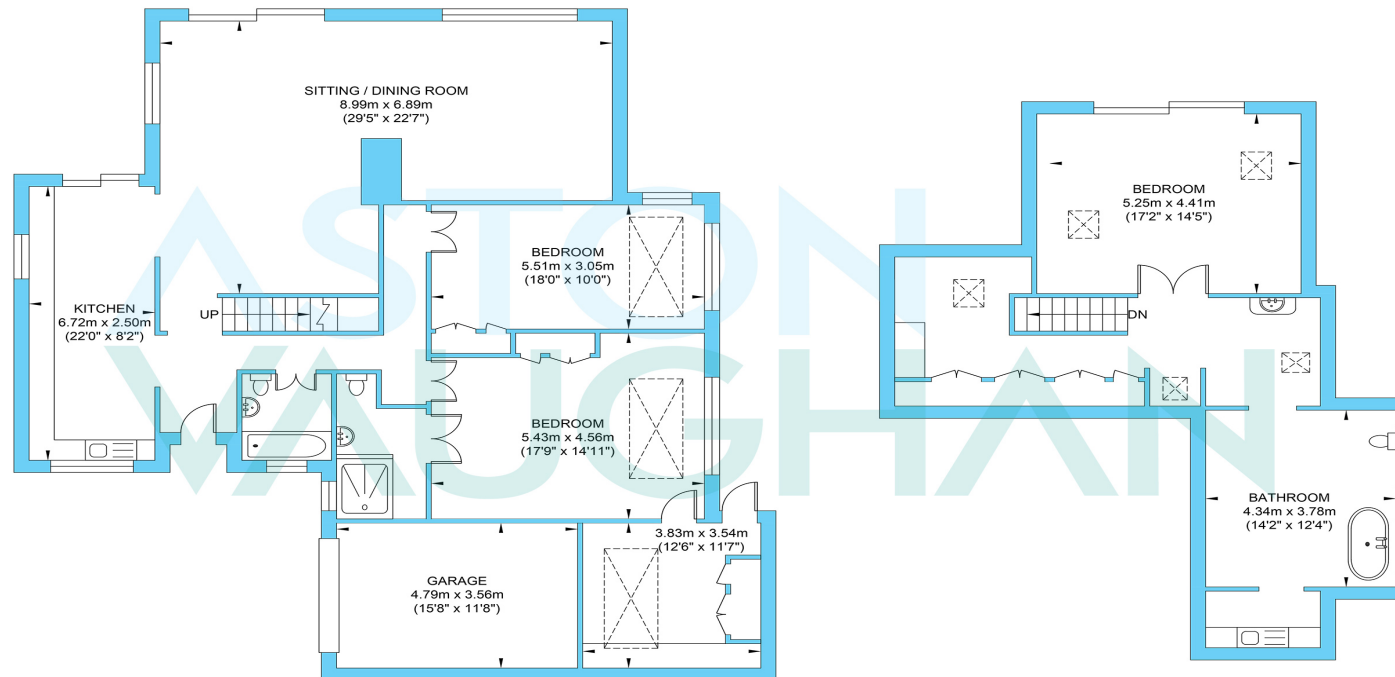
Private: Lancing College and Prep, Slindon College, Dorset House School, Shoreham College

Good to Know:

The village of Ferring was extended down to the coast during the 1930s, creating a private haven for families and professionals alike, looking to live in beautiful surroundings close to the South Coast. While it is incredibly secure and peaceful here, you are not cut-off from the larger towns and cities, with both Worthing and Chichester just minutes away by car. Transport links are also excellent with regular buses stopping nearby and Goring Station just a few minutes by bike or car, where you can find commuter links, appealing greatly to potential purchasers from London and Surrey looking for the quintessential seaside lifestyle while remaining well-connected to the Big Smoke.



Lamorna Gardens



Ground Floor
Approximate Floor Area
1786.27 sq ft
(165.95 sq m)

First Floor
Approximate Floor Area
717.84 sq ft
(66.69 sq m)

Approximate Gross Internal (Including Garage) Area = 232.64 sq m / 2504.11 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.