



Sea Lane, Ferring, Worthing

Offers In Excess Of
£325,000
Leasehold

- Ground Floor Apartment
- South Ferring Location
- Two Double Bedrooms
- Private Patio area
- Leasehold
- EPC Rating - E
- Council Tax Band - C
- Garage
- Some Sea Views
- Viewing Essential

Robert Luff & Co are delighted to offer this Well Presented Apartment that is situated around 250 yards from the Sea in the sought after location of South Ferring Village, with good access to local shops, buses and trains. The property features a modern fitted kitchen, bathroom, flooring, heating and in brief comprise of private entrances, living/dining room with access to a private patio area, two double bedrooms, double glazing, garage in a compound and a long lease. Internal viewing is essential to fully appreciate this property's presentation and its position.

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**Robert
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Accommodation

Private Entrance

with obscured double glazed front door opening into

Entrance Hall

two feature picture windows overlooking living room, smooth ceiling, individually controlled electric heater, large storage cupboard and further airing cupboard, housing hot water tank

Living/Dining Room 16'10" x 11'10" (5.14 x 3.63)

two double glazed windows, providing double aspect and having lovely views over Sea Lane to the east of the farmlands and to the south towards the sea. individually controlled electric heater, smooth ceiling, tv point and obscured double glazed door to

Private Patio

with space for tables and chairs and views over Sea Lane to the farmlands and south towards the sea

Modern Fitted Kitchen 10'10" x 8'10" (3.31 x 2.71)

Measurements to include the modern fitted units which comprise of One and half bowl single drainer sink unit, range of units and drawers under and over work top surfaces, plumbing and space for washing machine and built in fridge freezer, dishwasher, oven, hob and extractor unit, tiled walls, smooth ceiling, double glazed door giving side access and double glazed windows with views over St Rubins Court and Sea Lane towards the sea and with sea views

Bedroom One 13'0" x 10'10" (3.98 x 3.31)

Measurements are not to include the range of built in wardrobes that are along the length of one wall, which provide great hanging and storage space, double glazed windows overlooking sea lane and farmlands, individually controlled electric heater

Bedroom Two 10'7" x 9'11" (3.241 x 3.025)

individually controlled electric heater, double glazed window overlooking the communal gardens, smooth ceiling

Modern Bathroom

panelled bath with shower over and folding screen, tiled walls, obscured double glazed window, heated towel rail, smooth ceiling, wash hand basin with drawers below

Separate u.c

close coupled low level u.c, obscured window, smooth ceiling

Communal Gardens

Communal gardens surround St Rubins Court, which are nicely maintained

Garage

Situated in a compound

Lease and Charges

Lease : 999 years from 1965 so approx 942 years remaining

Ground Rent : approx. £40 PA

Ground Rent Review - TBC

Service Charge : approx. £1,000 PA



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Floor Plan

Approx. 72.9 sq. metres (785.2 sq. feet)



Total area: approx. 72.9 sq. metres (785.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.