



## Sea Lane, Ferring

Price  
£300,000  
Leasehold

- Two Double Bedrooms
- Private Patio
- 200 Metres From Seafront
- GFCH
- Leasehold
- Ground Floor
- Garage
- Sun Room
- Council Tax - C
- EPC Rating - C

Situated in sought-after Ferring, this beautifully presented two-bedroom ground floor apartment offers comfortable coastal living just a short stroll from Ferring seafront, country and woodland walks. The property is conveniently located close to local shops and amenities, making it ideal for both permanent residence and a seaside retreat.

The apartment is maintained in really nice order throughout, with well-proportioned accommodation and a welcoming, light-filled feel. Further benefits include a conservatory, private garage, a long lease with 940 years left, providing added peace of mind. Modern bathroom with separate WC. An excellent opportunity to acquire a well-located ground floor home in one of the area's most desirable coastal positions.

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Robert  
Luff & Co  
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## Accommodation

### Entrance Porch

Internal door leading to hallway.

### Hallway

Under stairs storage cupboard housing gas and electric meters, radiator, further storage cupboard with shelving, door leading to;

### Lounge 16'6 x 11'4 (5.03m x 3.45m)

Treble aspect double glazed windows, radiator, double glazed patio door opening to private patio with farmland views.

### Bedroom One 11'4 x 12'4 (3.45m x 3.76m)

Double glazed window, radiator, built in double mirrored wardrobe recess.

### Bedroom Two 10'2 x 9'6 (3.10m x 2.90m)

Double glazed window, built in double mirrored wardrobe recess, radiator. Delightful outlook.

### Bathroom

Part tiled walls with white suite comprising of pedestal wash hand basin with inset storage cupboard, bath with shower attachment, double glazed window, radiator.

### Separate WC

Double Glazed Window.

### Kitchen 10'4 x 9'3 (3.15m x 2.82m)

Matching range of cupboard and drawer units, breakfast bar area, butler sink with mixer tap and drainer set into work surface, cupboard housing boiler, single glazed window, space for fridge freezer, space for cooker, fully glazed door leading to;

### Conservatory 10'0 x 5'0 (3.05m x 1.52m)

Double glazed conservatory and double glazed door leading to well kept gardens at the rear of the property.

### Garage

In Compund

### Agents Notes

We have been advised of the following;

Lease - 940 years remaining

Service Charge - £1500 PA

Ground Rent - £15 PA



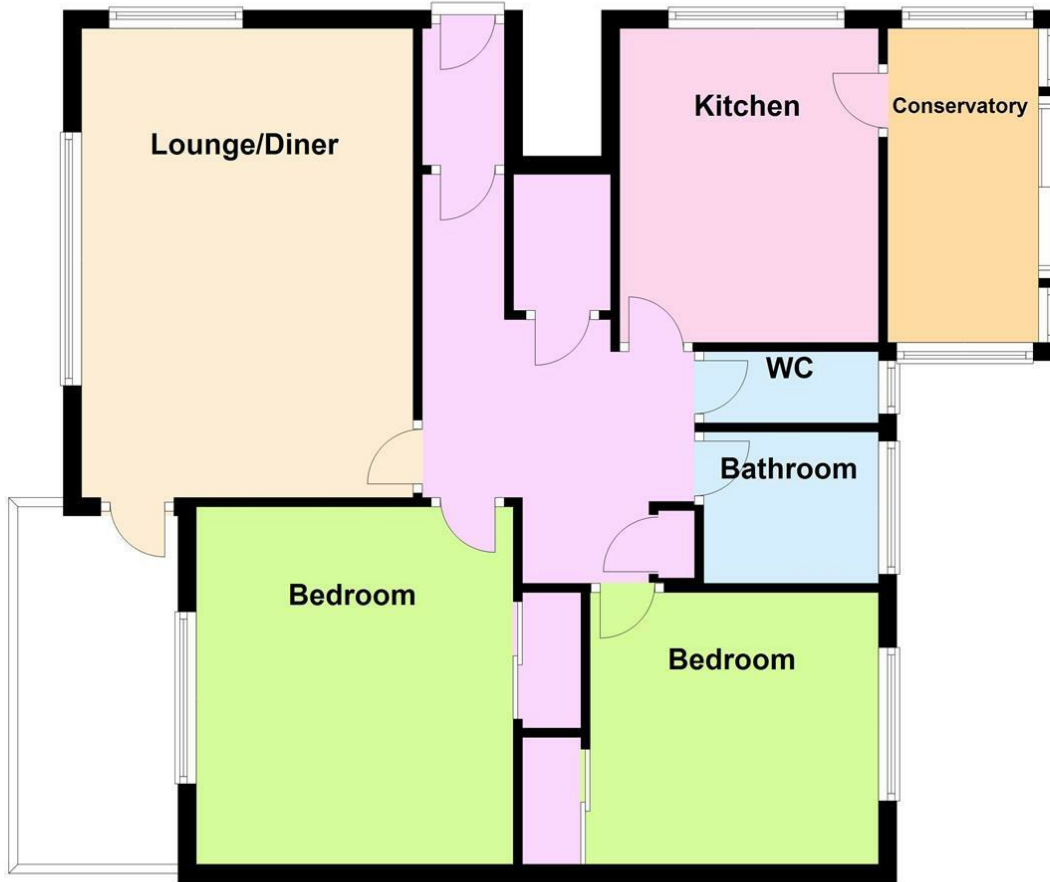
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**Floor Plan**

Approx. 79.0 sq. metres (850.2 sq. feet)



Total area: approx. 79.0 sq. metres (850.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
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.