JAMES&JAMES
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9 St Aubins Court

Sea Lane, Ferring, BN12 5EU

Guide price £325,000

Leasehold Council Tax Band C

2 1 1 C

We are delighted to bring to the market this beautifully presented & spacious apartment situated in South Ferring.

The accommodation comprises, private entrance into entrance hall with large understairs cupboard, spacious treble aspect lounge with door onto private patio/terrace with stunning views across fields to forest & beach. Two double bedrooms, each with double fitted wardrobes & mirrored doors reflecting delightful views of the surrounding gardens. The spacious hall houses another large storage cupboard & leads to the bathroom & seperate WC. The delightful kitchen with recently fitted white gloss cupboards, butler sink & breakfast bar continues to the conservatory overlooking the gardens. This provides an additional living & dining space.
The property has gas central heating & has been fully re-wired.

The grounds are of a particular attraction being well maintained as are the buildings & the well -maintained garage compound to the rear of the development. There is ample visitor parking.

In our opinion viewing is essential to appreciate the overall size & condition of this beautiful home which is set well back from the road creating a harmonious environment.

Situated in an unrivalled semi-rural position on the outskirts of Ferring village within a short distance of Ferring seafront & 2 seafront cafes, North & South Ferring is a quiet & popular seaside village. The two shopping parades served by bus routes give access to surrounding areas including Worthing town centre with its wealth of restaurants, bars, cafes, shops, boutiques, 3 theatres, leisure /sporting complexes & stylish Sailing Club.

In Ferring Village centre there is a Doctors surgery, Dentist, Chiropodist, Hairdressers, Butchers, Co-op, Library, Village Hall & 2 Churches with thriving social network/clubs/entertainment etc
This lovely home is also suitable as a lock up & go property.

Lease length remaining 942 years
Maintenance charge £750 every 6 months
Ground rent £15 pa

Entrance hall

Lounge with East facing patio
17'1 x 11'8 (5.21m x 3.56m)

Kitchen
10'8 x 9'7 (3.25m x 2.92m)

Conservatory
10'7 x 5'3 (3.23m x 1.60m)

Bedroom One
12'8 x 11'3 (3.86m x 3.43m)

Bedroom Two
12'3 x 9'8 (3.73m x 2.95m)

Bathroom

W.C.

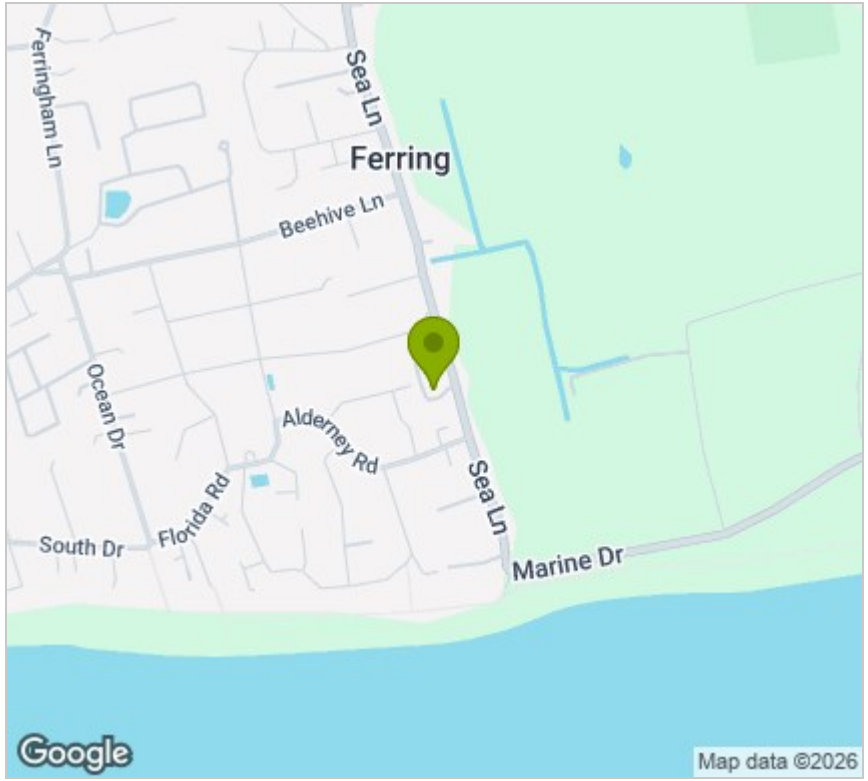
Communal garden

Garage

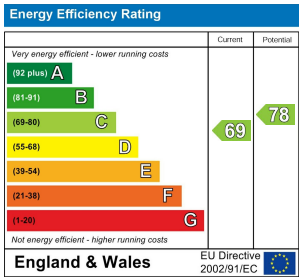
Communal parking

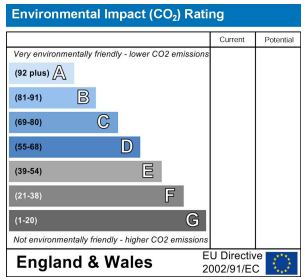
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

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