



2A Ocean Parade

Ferring, Worthing, BN12 5QQ

Guide price £230,000

Leasehold Council Tax Band B

Offered for sale is this first-floor apartment, ideally situated within the ever-popular Ocean Parade in the heart of South Ferring, just a short stroll from the beach and excellent local amenities.

The accommodation is accessed via its own private front door with stairs rising to the first-floor landing. Once inside, there is a generous L-shaped lounge/dining room enjoying a pleasant outlook towards Beehive Lane, providing an ideal space for both relaxing and entertaining. The property also offers two double bedrooms, with the principal bedroom benefiting from fitted wardrobes, a well-appointed bathroom fitted with a matching suite, and a spacious kitchen/breakfast room with a door leading out to a wrought iron balcony. Steps from the balcony lead down to the property's private west-facing rear garden, which has been laid to shingle for ease of maintenance and enjoys plenty of afternoon and evening sunshine.

Further benefits include gas central heating and double glazing throughout.

Ocean Parade enjoys a highly desirable position within South Ferring. Everyday shopping facilities can be found nearby along Ferringham Lane, including the ever-popular Kendrick's Coffee Shop, The Little Tipple Micro Bar and Pinkertons Newsagents. The beach is only a short walk away, as is the much-loved Bluebird Café, with the nearby Rife offering beautiful coastal walks and access to the seafront beyond.

Viewing is highly recommended to fully appreciate both the accommodation and the superb location. Please contact James & James Estate Agents, the sole selling agents, to arrange your private viewing.

Lease years remaining - 149

Service charge - on an 'as & when' basis

Private entrance





Lounge/diner
12'9 nar to 6'7 x10'5 opening to
13'8 (3.89m nar to 2.01m
x3.18m opening to 4.17m)

Bedroom One
10'10 x 10'4 (3.30m x 3.15m)

Bedroom Two
9'3 x 9'1 (2.82m x 2.77m)

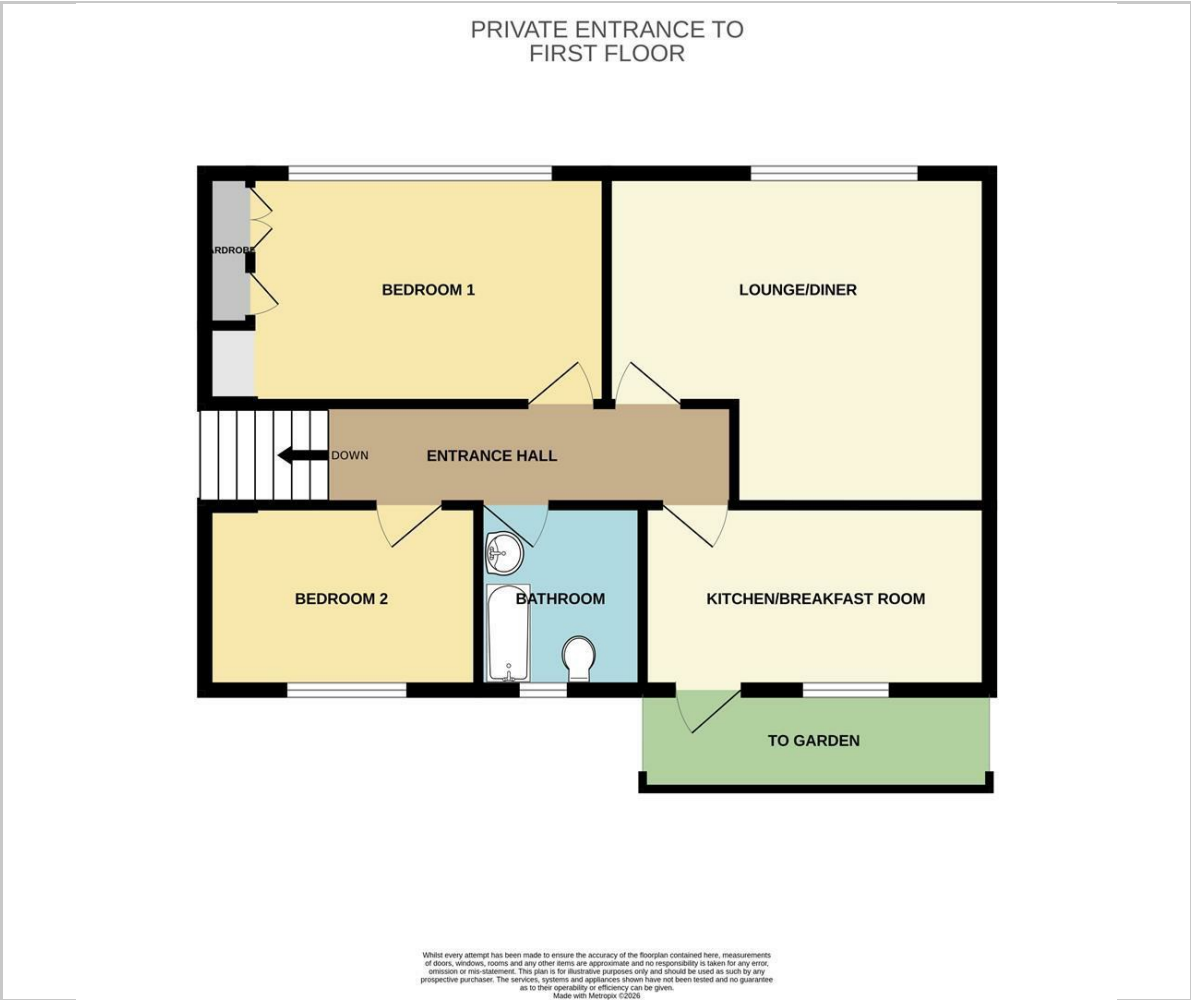
Bathroom
8'7 x 5'3 (2.62m x 1.60m)

Kitchen breakfast room
9'9 x 9'3 (2.97m x 2.82m)

West Facing Garden



Floor Plan



Viewing

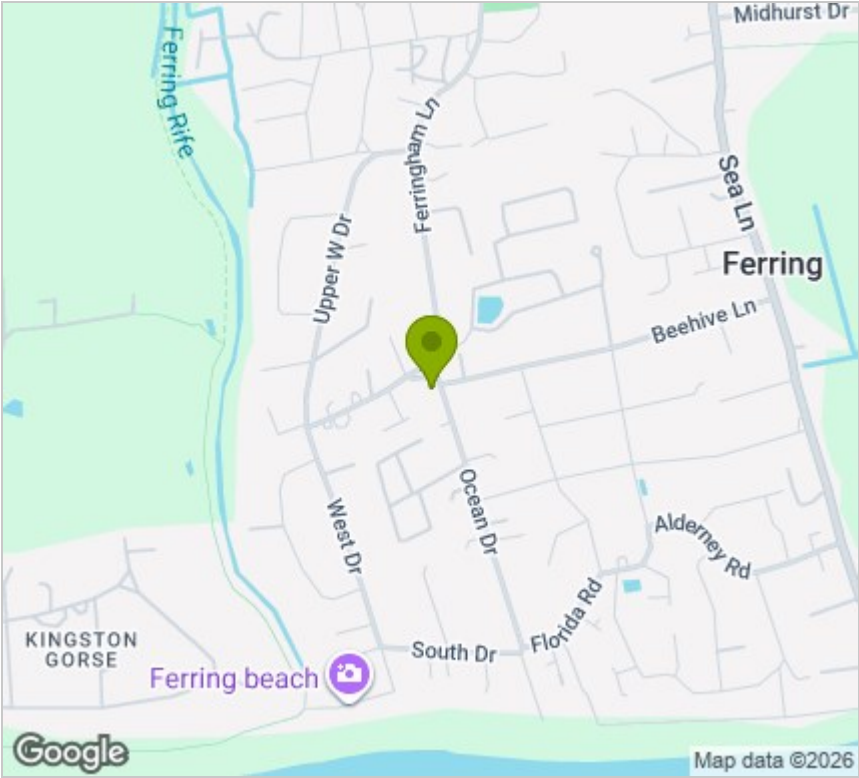
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

