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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



4 The Maples  
Ferring, Worthing, BN12 5PR  
£1,250 Per month

Council Tax Band C



James & James Lettings are delighted to offer this well presented FIRST FLOOR FLAT located within a pebbles throw of FERRING SEAFRONT. The accommodation comprises; PRIVATE ENTRANCE, kitchen breakfast room, lounge, TWO BEDROOMS and bathroom. Externally benefiting from a GARAGE. The property has recently been redecorated throughout and the carpets have been replaced (not shown in current photos). Unfurnished and available now.

## ENTRANCE

### Entrance Hall

Kitchen Breakfast Room  
14'1 x 9'6 (4.29m x 2.90m)

Lounge  
13'0 x 11'9 (3.96m x 3.58m)

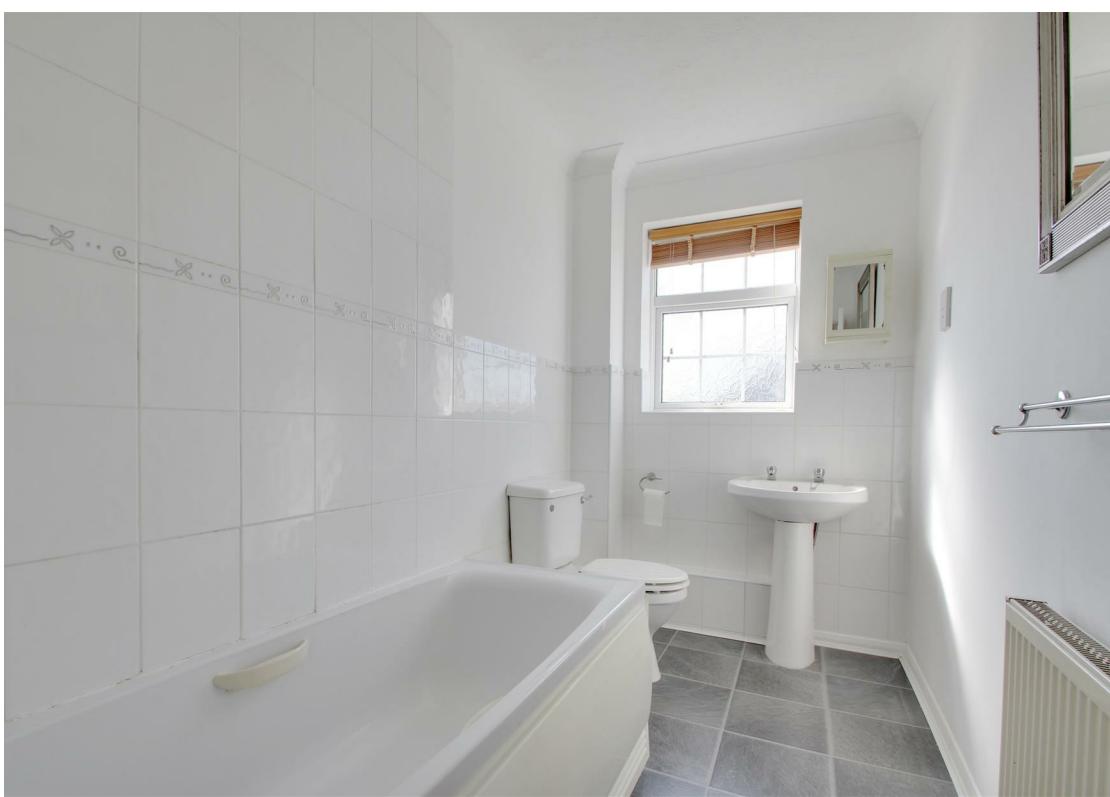
Bedroom One  
13'1 x 11'2 (3.99m x 3.40m)

Bedroom Two  
12'8 max x 7'5 (3.86m max x 2.26m)

### Bathroom

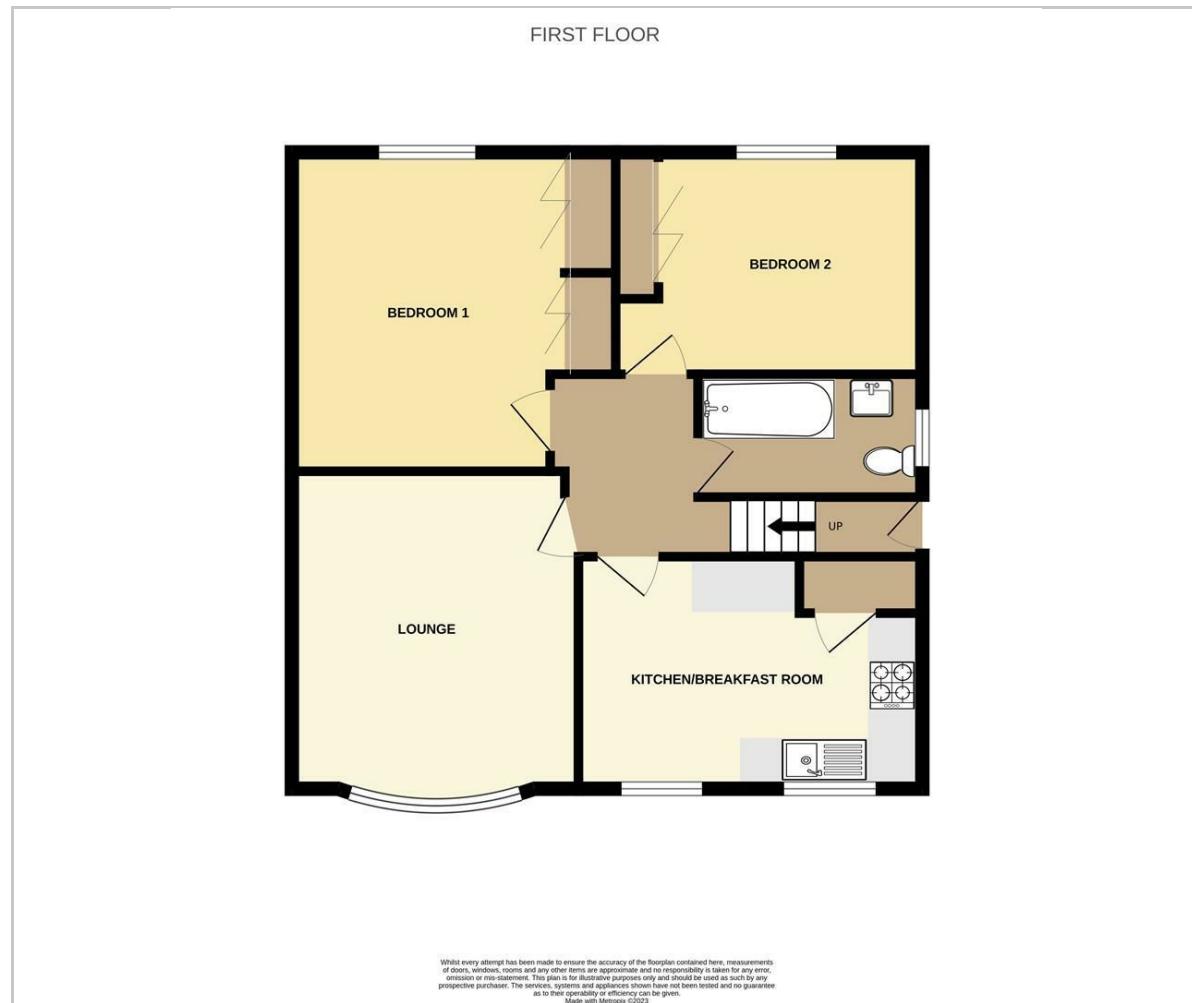
### OUTSIDE

### Garage





## Floor Plan

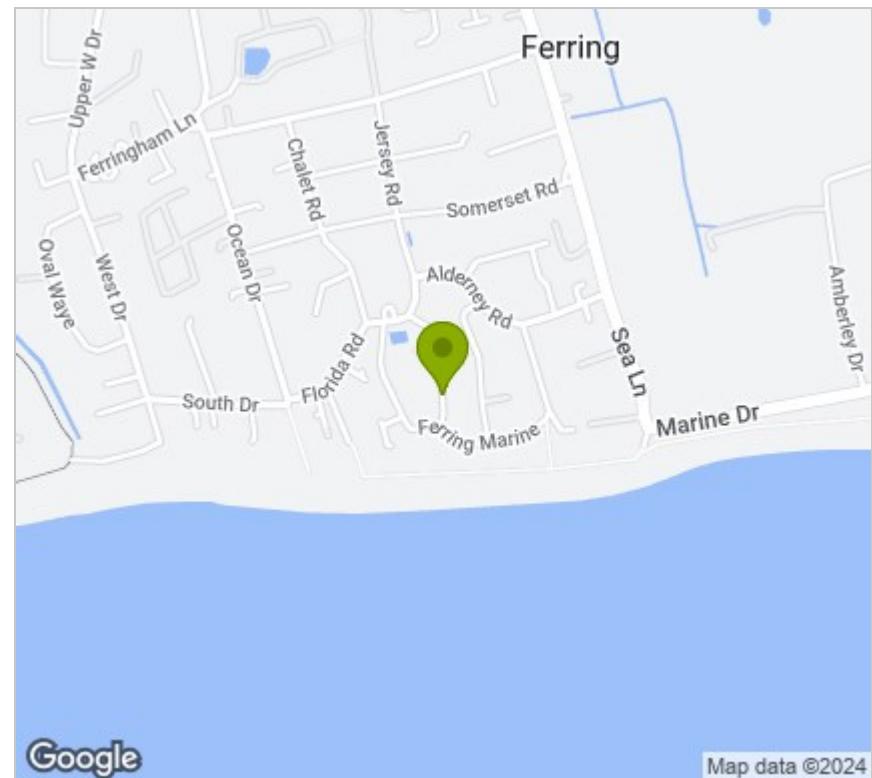


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

