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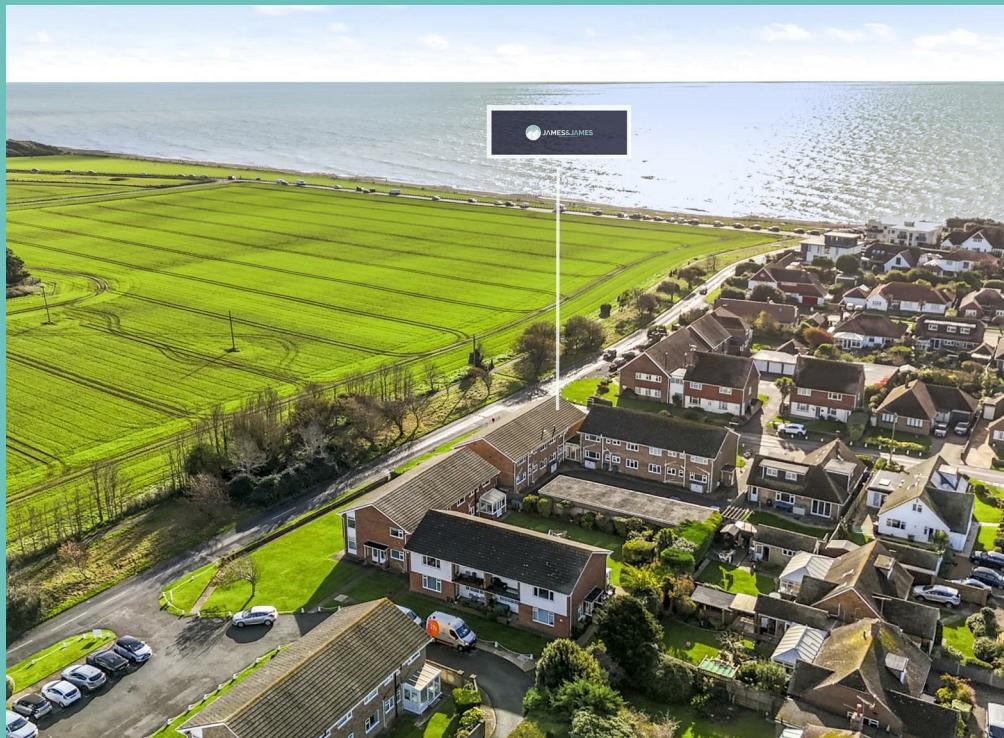
50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



7 St Helier Court St. Helier Road, Ferring, Worthing, BN12 5EX  
Offers in the region of £350,000

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# 7 St Helier Court St. Helier Road

Ferring, Worthing, BN12 5EX

- Stunning views
- Private entrance
- Modern fitted shower room
- Farmland views
- No onward chain
- Two balconies
- Luxury fitted kitchen
- Far reaching sea views
- Gas central heating & double glazing
- Garage

A superbly presented and ideally positioned two bedroom, first floor apartment boasting stunning views across open farmland and towards the sea.

In brief accommodation comprises private entrance with stairs to first floor landing and access to loft space, double aspect lounge/diner with South facing balcony, two double bedrooms with West facing balcony, luxury high gloss fitted kitchen/breakfast room with range of integrated appliances, modern fitted shower room, and additional storage room.

Externally communal gardens surround the property and there is also a garage. Other benefits include gas central heating and double glazing.

Situated on the corner of St. Helier Road and Sea Lane, the property is ideally located close to the beach and just a short walk into Ferring village, which caters for everyday needs. Worthing town centre with its more comprehensive range of pedestrianised shopping facilities, bars, and restaurants is approximately three miles distance. Please contact the vendor's sole agents to arrange your private viewing tour.

Lease years remaining - 938

Service charge £1248 pa (includes ground rent)



Private entrance

Stairs to spacious first floor landing

Double aspect lounge diner with stunning views

18'6 x 14'4 (5.64m x 4.37m)

South facing balcony

Luxury fitted kitchen/breakfast room

14'4 x 7'9 (4.37m x 2.36m)

Bedroom one

13'2 x 11'11 (4.01m x 3.63m)

En Suite WC

Bedroom two

11'8 x 12'4 (3.56m x 3.76m )

Door to West facing balcony

Storage room

Modern fitted family shower room

Communal gardens

Garage





## Floor Plans



Please contact our Ferring Sales Office on 01903 958655  
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.

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.

## Location Map



## Energy Performance Graph

