

Offers In Excess Of £300,000 Leasehold

- Ground Floor Apartment South Ferring Location
- Two Double Bedrooms
- Garage
- · Long Lease
- Some Sea Views

- Private Patio area
- EPC TBC
- Double Glazing
- Viewing Essential

Robert Luff & Co are delighted to offer this newly renovated Apartment that is situated around 250 yards from the Sea in the sought after location of South Ferring Village, with good access to local shops, buses and trains. The property features a brand new kitchen, bathroom, flooring, heating and decoration and in brief comprise of private entrances, living/dining room with access to a private patio area, two double bedrooms, kitchen, bathroom. The property has double glazing, garage in a compound and a long lease. Internal viewing is essential to fully appreciate this property's presentation and its position.





Accommodation

Private Entrance

with obscured double glazed front door opening into

Entrance Hall

two feature picture windows overlooking living room, smooth celling, individually controlled new electric heater, large storage cupboard and further airing cupboard, housing hot water tank

Living/Dining Room 16'10" x 11'10" (5.14 x 3.63)

two double glazed windows, providing double aspect and having lovely views over Sea Lane to the east of the farmlands and to the south towards the sea. individually controlled new electric heater, smooth ceiling, to point and obscured double glazed door to

Private Patio

with space for tables and chairs and views over Sea Lane to the farmlands and south towards the sea

New Fitted Kitchen 10'10" x 8'10" (3.31 x 2.71)

Measurements to include the newly fitted units which comprise of One and half bowl single drainer sink unit, range of units and drawers under and over work top surfaces, plumbing and space for washing machine and built in fridge freezer, dishwasher, oven, hob and extractor unit, tiled walls, smooth ceiling, double glazed door giving side access and double glazed windows with views over St Aubins Court and Sea Lane towards the sea and with sea views

Bedroom One 13'0" x 10'10" (3.98 x 3.31)

Measurements are not to include the range of built in wardrobes that are along the length of one wall, which provide great hanging and storage space, double glazed windows overlooking sea lane and farmlands, individually controlled new electric heater

Bedroom Two 10'7" x 9'11" (3.241 x 3.025)

individually controlled new electric heater, double glazed window overlooking the communal gardens, smooth ceiling

New Bathroom

panelled bath with shower over and folding screen, tiled walls, obscured double glazed window, heated towel rail, smooth ceiling, wash hand basin with drawers below

Separate w.c

close coupled low level w.c, obscured window, smooth ceiling

Communal Gardens

Communal gardens surround St Aubins Court, which are nicely maintained

Garage

Situated in a compound

Lease and Charges

Lease is : approx. 930 years remaining Ground Rent : appox. £40 PA Service Charge : approx. £1,000 PA





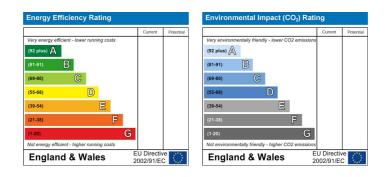




Floor Plan Approx. 72.9 sq. metres (785.2 sq. feet)



Total area: approx. 72.9 sq. metres (785.2 sq. feet)



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.