



Offers In Excess Of  
£300,000  
Leasehold

## Sea Lane, Ferring, Worthing

- Ground Floor Apartment
- South Ferring Location
- Two Double Bedrooms
- Private Patio area
- Garage
- EPC - TBC
- Long Lease
- Double Glazing
- Some Sea Views
- 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.

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
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## Accommodation

### Private Entrance

with obscured double glazed front door opening into

### Entrance Hall

two feature picture windows overlooking living room, smooth ceiling, 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, tv 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 Rubins 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 Rubins Court, which are nicely maintained

### Garage

Situated in a compound

### Lease and Charges

Lease is : approx. 930 years remaining

Ground Rent : approx. £40 PA

Service Charge : approx. £1,000 PA



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |   |           |
|---|---------|--|--|---|-----------|
|   | Current | Potential                                      |  | Current   | Potential |
| Very energy efficient - lower running costs |         |  |  | Very environmentally friendly - lower CO2 emissions |           |
| (92 plus) A                                 |         |  |  | (92 plus) A   |           |
| (81-91) B                                   |         |  |  | (81-91) B   |           |
| (69-80) C                                   |         |  |  | (69-80) C   |           |
| (55-68) D                                   |         |  |  | (55-68) D   |           |
| (39-54) E                                   |         |  |  | (39-54) E   |           |
| (21-38) F                                   |         |  |  | (21-38) F   |           |
| (1-20) G                                    |         |  |  | (1-20) G  |           |
| Not energy efficient - higher running costs |         |  |  | Not environmentally friendly - higher CO2 emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |  | England & Wales                                     |           |

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.