



St Helier Court | St Heiler Road | Ferring | BN12 5EX  
Asking Price Of £335,000







We are pleased to be able to offer a first floor apartment. The property offers two double bedrooms, good size lounge/ dining room with views toward the seafront, kitchen, bathroom and separate WC. The apartment also benefits from a garage and balcony with views over stunning Ferring Seafront & Farmland.





## Key Features

- First Floor Flat
- Two Bedrooms
- Good Size Lounge/ Dining Room
- Fitted Kitchen
- Bathroom & Separate WC
- Balcony with Seafront Views
- Garage in Compound
- Long Lease



2 Bedrooms



1 Bathrooms



1 Reception Room

### INTERNAL

Door leading into entrance hall with stairs rising to first floor with door opening onto the landing. Doors to all rooms and storage cupboard. The lounge/ dining room measures 17'10ft x 16'2ft with a door leading out to the balcony. The kitchen has wall and base units with spaces for all appliances, sink and drainer. There are two double bedrooms with bedroom one benefitting from built in wardrobes. The bathroom comprises of bath with shower above and wash hand basin. There is a separate WC next to the bathroom.

### EXTERNAL

East Facing Balcony looking over farmland, the south downs and stunning Ferring seafront. Communal gardens surround the property and garage located in the compound with parking in front of your garage.

### LOCATION

Situated in an ideal spot in Ferring and within a short distance from Ferring Seafront and Goring Gap. Local shops and cafes are close by and local buses serve the area. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately just over two and a half miles away. The nearest station is Goring-by-Sea which is just over a mile away.

#### Entrance Hall

#### First Floor Landing

Lounge/ Dining Room - 5.44m x 4.93m (17'10" x 16'2")

Kitchen - 3.58m x 2.74m (11'9" x 9'0")

Bedroom One - 3.89m x 3.45m (12'9" x 11'4")

Bedroom Two - 3.23m x 3.02m (10'7" x 9'11")

#### Bathroom

#### WC

#### Tenure

Remainder of a 999 year lease.

Service Charge: £1120 per annum.

Ground Rent: £15 per annum.

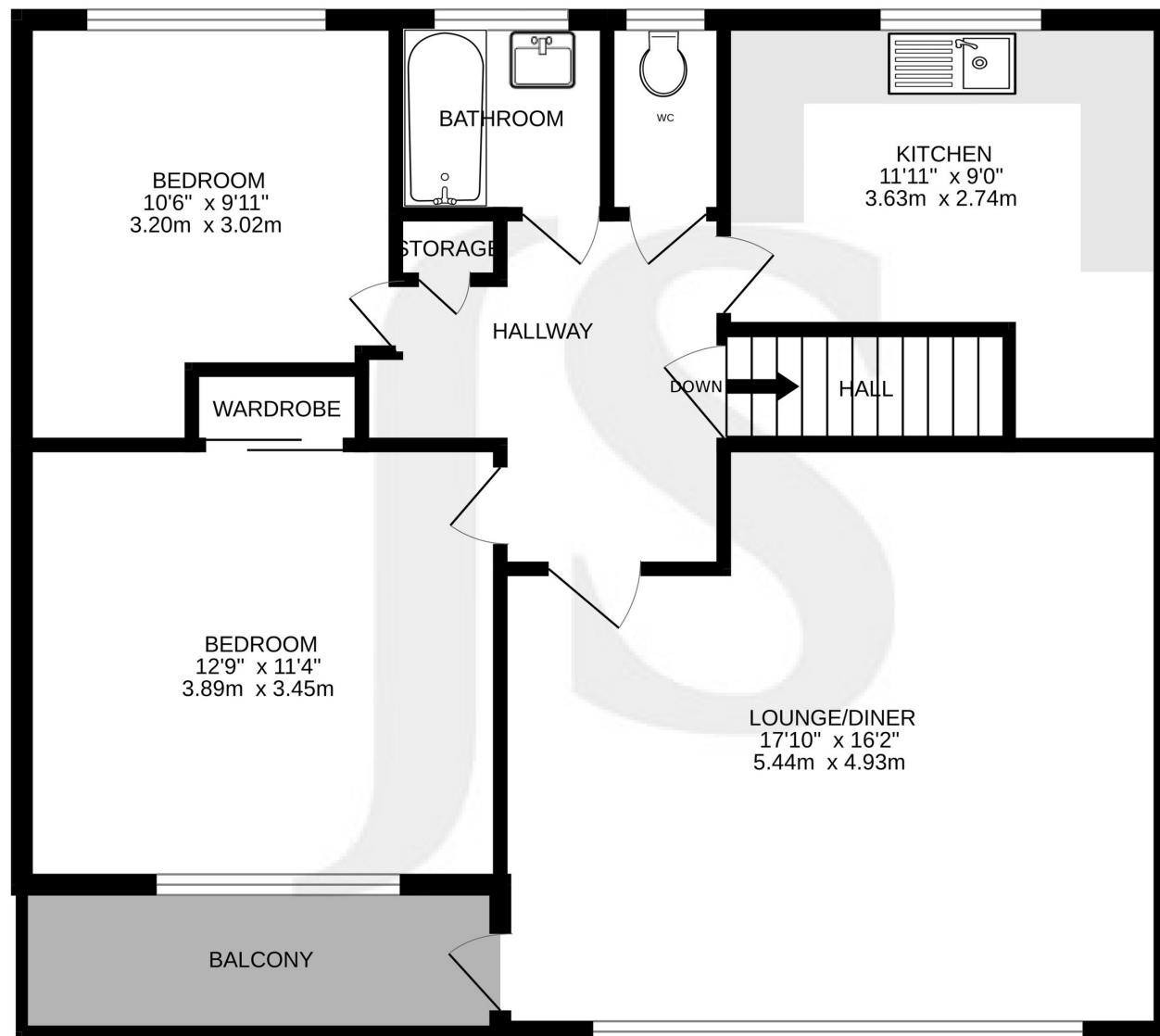
Council Tax Band

D





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 86 sqm)

Tenure: Leasehold

Council tax band: D