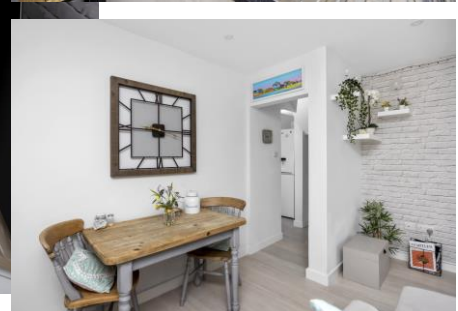


*It's all in the details...*



## 3 Ocean Parade

Ocean Drive, Ferring, West Sussex, BN12 5QQ

£260,000

- Chain Free
- Impressively sized ground floor flat
- Excellently presented throughout
- Own private street entrance
- Large living room with ample room for a dining area
- Modern fully fitted kitchen with integrated appliances
- Two immaculate and generously sized bedrooms
- Contemporary bathroom
- Chance to purchase allocated parking
- In the heart of the village within moments from the beach and local shops

[www.staffordjohnson.co.uk](http://www.staffordjohnson.co.uk)

325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX  
01903 501105 | [goring@staffordjohnson.co.uk](mailto:goring@staffordjohnson.co.uk)

Superb chain free ground floor apartment in the heart of Ferring village under a half a mile from the beach. Ready to move into a stylish modern interior has Karndean floors, a generous living room, fully fitted kitchen and contemporary bathroom.

### **Step Inside**

In a picturesque setting in the heart of Ferring village, this chain free ground floor apartment offers a fantastic sense of style and space. Benefiting from the privacy and security of its own private street entrance, behind a classic double fronted facade, an impeccable layout is ready for you to simply move in and unpack. Karndean floors blend with white walls to give a clean modern aesthetic and the double aspect design allows for a lovely measure of sunlight to flow throughout.

With window shutters, floating shelving and an accent wall, a wonderfully large living room creates plenty of space in which to relax, dine or work from home. Its exemplary presentation provides a superb introduction to the lifestyle on offer and the more than generous dimensions lead the way to a separate modern kitchen fully fitted with tastefully chosen taupe cabinets and sleek black countertops. Integrated appliances include an oven and gas hob and there's additional space for a freestanding fridge freezer. A drop down breakfast bar provides the perfect spot for a morning coffee without encroaching on the floor space and whilst a demi-glazed door gives handy secure rear access, an additional dedicated utility area in the hallway houses a washing machine and has extra storage.

The impeccable pared-back aesthetic continues in each of the two bedrooms. Equally impressive, whilst the considerable main bedroom sits to the front of the apartment with crisp white window shutters of its own, the notably proportioned single bedroom sits peacefully to the rear. Together they share a contemporary bathroom that has a p-shaped bath with an overhead shower and chic oversized grey tiles that add an excellent finishing touch.

It's good to note that the property has access to non allocated parking and comes with the potential to purchase a space via separate negotiation.

The apartment is a leasehold property. The vendor and the owner of the above first floor flat have set up a Right to Manage Company for maintenance on the external elements of the building under the freeholders' responsibility.

The freeholder takes out the insurance and invoices the Right to Manage company for payment. The vendor and the neighbour have the right to obtain quotes and present them to the freeholder for consideration, but the freeholder has the right to select which one to take out, as the insurance needs to meet specific requirements.

Maintenance charges: Currently each flat in the Right to Manage Company pays £100 per month into a joint business bank account to create a contingency fund. Should any charges and invoices for maintenance deplete the current balance then additional payments will need to be made to cover any maintenance expenses.

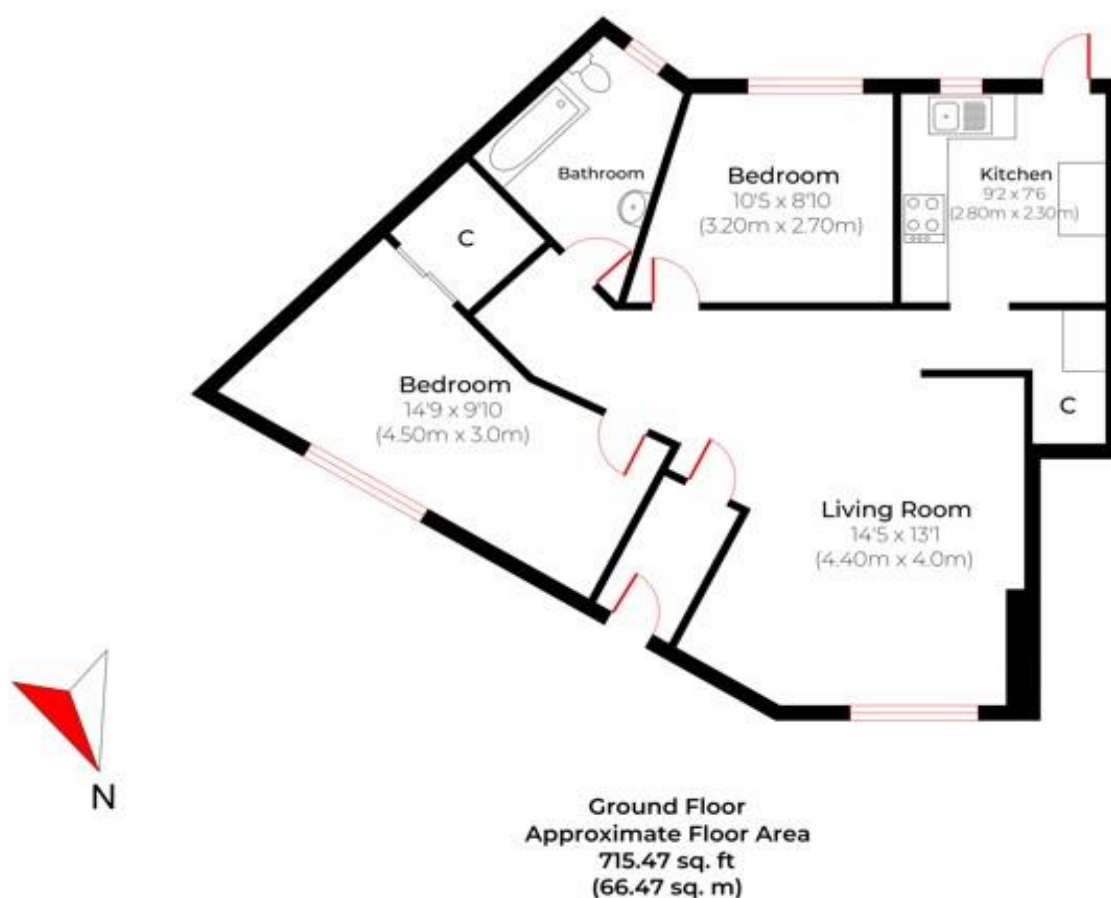
Ground rent: £250 per year flat rate, this will not increase.

### **In your local area**

Situated in the heart of the village, the beach is merely a short stroll of less than 0.4 miles from your door while just around the corner you'll find the hugely popular Kendricks Coffee Roasters, an Art Deco inspired micro-bar and newsagents. Further choice of shops and amenities are nearby on The Pantiles and Ferring Street, and down on the beach you'll find the Bluebird Cafe.

Local schools include Ferring Pre-School, Ferring C of E Primary School and St. Oscar Romero Catholic School. Sompting Abbots Preparatory School and Lancing College are 7.7 miles and 11.1 miles respectively. Goring-by-Sea mainline station is approximately 1.3 miles with regular commuter services and the A259 is easily accessible.





## OCEAN PARADE

Approx. Gross Internal Floor Area 715.47 sq. ft / 66.47 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Additional Information

**Tenure:** Leasehold

**Council Tax:** Arun District - Band B

**Lease:** Approximately 119 years remaining

**Current Ground Rent:** £250 Yearly

**Current Service Charge:** £1,200 Yearly

**Flood Risk:** Rivers & Sea – Very Low

Surface Water – Very Low

#### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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