

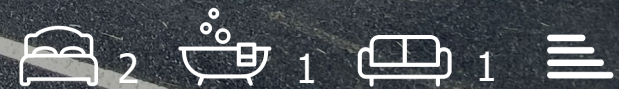


Ferringham Lane

Ferring, Worthing, BN12 5NQ

Asking price £400,000

Leasehold - Share of Freehold Council Tax Band New  
Build





## A Superb GROUND FLOOR GARDEN APARTMENT

Tudor Court is a beautiful development located in the picturesque village of South Ferring. With beautiful beaches & The Greensward just a 5 minute stroll, local shopping facilities including Kendrick's coffee shop and roastery, Pinkerton newsagents & Ferring stores are all just a few yards distance. There are more comprehensive shopping facilities in the village, whilst the regular Compass bus service provides access to Worthing Town Centre. Bluebird Cafe is also on hand providing year round seaside refreshments

The newly converted thatched development harnesses modern living whilst maintaining traditional character with exposed beams and a nod towards her 12th Century heritage.

In brief, the accommodation comprises, large entrance hall, lounge/diner, modern kitchen two bedrooms, front and rear gardens/courtyards and allocated parking.

Please note - all photos & floor plans are for illustrative purposes only, internal viewing is essential before placing a holding fee.

Lease length - 150 years

### Private Entrance

Entrance Hall  
33'3 x 4'10 (10.13m x 1.47m)

Lounge/Diner  
19'1 x 15'6 (5.82m x 4.72m)

Kitchen area  
9'11 x 11'5 (3.02m x 3.48m)







Bedroom One  
15'4 x 10'11 (4.67m x 3.33m)

Bedroom Two  
13'9 x 8'9 (4.19m x 2.67m)

Modern family Bathroom  
9'7 x 6'2 (2.92m x 1.88m)

Enclosed private West facing garden

Courtyard off main

Allocated parking



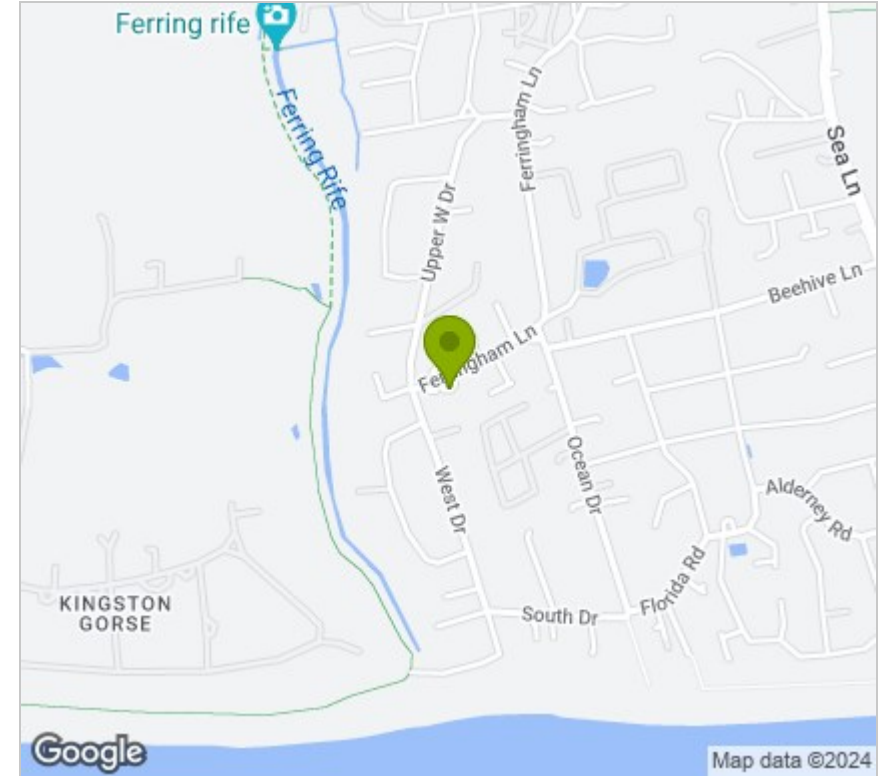
## Floor Plan



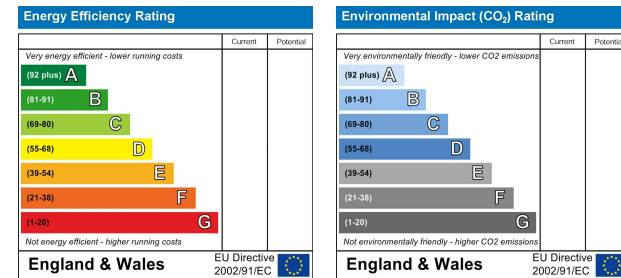
## Viewing

Please contact our James & James Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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