



3 Laburnum Court Sea Lane Gardens

, Ferring, BN12 5EW

Guide price £300,000

Leasehold - Share of Freehold Council Tax Band C



Situated in Sea Lane Gardens, Laburnum Court is a lovely development of just four apartments.

This particular apartment is based on the first floor, and in brief the accommodation comprises communal entrance with secure entry phone system with stairs to first floor landing/entrance hall, good size airing cupboard and access to loft space, feature South facing lounge/diner, modern fitted kitchen/breakfast room with pleasing outlook, two double bedrooms with bedroom one having a range of fitted wardrobes and complimenting bedside units.

There is a luxury fitted bathroom with shower over bath, and contemporary wash hand basin inset to vanity unit.

Externally there is a private garden and a garage. Other benefits include double glazing and gas central heating. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful apartment.

Situated in Sea Lane Gardens, local shops can be found nearby in South Ferring village where you will find Pinkertons newsagents, the Little Tipple micro bar, and Shapla curry house. For further shopping facilities in Ferring village itself, buses serve the area, and the nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities.

Lease years remaining - 985  
Service charge - £1200 pa







Communal entrance with secure entry phone system

Stairs to first floor landing

Private front door into spacious entrance hall  
15'6 x 3'10 opening to 7'1 (4.72m x 1.17m opening to 2.16m)

Access to loft space

Feature South facing lounge/diner  
17'0 x 11'4 (5.18m x 3.45m)

Luxury fitted kitchen/breakfast room  
11'8 x 10'9 (3.56m x 3.28m)

Modern fitted bathroom  
9'3 x 6'3 (2.82m x 1.91m)

Bedroom one with fitted furniture  
14'7 x 10'5 (4.45m x 3.18m)

Bedroom two  
11'1 x 12'9 (3.38m x 3.89m)

Section of allocated private rear garden

Garage



Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

