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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



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

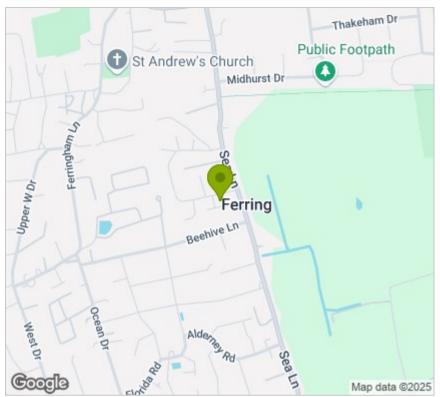
Garage

Floor Plan Area Map

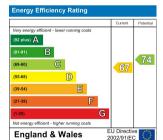


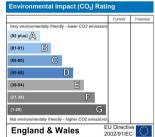
Viewing

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



Energy Efficiency Graph





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