

1 ST. AUBINS COURT SEA LANE, FERRING, BN12 5EU
£318,000



— *Mark* —
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1 St. Aubins Court Sea Lane, Worthing, BN12 5EU

A great opportunity to purchase a lovely bright and spacious ground floor purpose built flat with beautiful views of the countryside opposite and just minutes walking distance to the sea. Featuring a large lounge dining room with door to the patio, 2 good sized double bedrooms, recently fitted kitchen with some built in appliances, recently fitted shower room, gas heating, double glazing, west aspect conservatory / utility room, a private patio and a garage. Chain free.



ENTRANCE PORCH

Entrance porch with double glazed front door to entrance hall. Inner door.

ENTRANCE HALL

A spacious entrance hall. Large built in cupboard housing the Baxi gas fired combi boiler. Cloaks cupboard and store cupboard.

LOUNGE/DINING ROOM

16'11" x 11'10" (5.16 x 3.61)

A lovely triple aspect lounge dining room with super views of the surrounding countryside towards the sea. Tv point. Radiator. Upvc double glazed windows and door with blind to the private patio.



RECENTLY FITTED KITCHEN

10'11" x 8'10" (3.32 x 2.70)

A superb recently fitted kitchen featuring a wonderful range of units and built in appliances including the integrated Neff gas hob, extractor and oven. Plumbing for washing machine and dishwasher and space for a tumble dryer. Sink unit with mixer tap and hot tap. A great range of wall cupboards and a wine rack. Upvc double glazed window and door to the conservatory.



CONSERVATORY

9'3" x 5'4" (2.83 x 1.65)

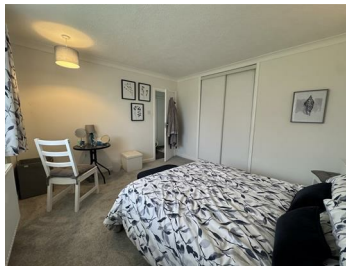
West facing with Upvc double glazed windows. Door to the communal gardens. Blinds



BEDROOM 1

12'8" x 11'3" (3.87 x 3.43)

A good sized double bedroom. Upvc double glazed window. Radiator. Views of the open countryside. Built in double wardrobe. Wall lights.



BEDROOM 2

10'8" x 9'10" (3.24 x 3.00)

A double bedroom. Upvc double glazed window. Radiator. Built in wardrobe.



SHOWER ROOM

5'5" x 5'6" (1.64 x 1.68)

The shower room has also recently been fitted and features a shower enclosure with fitted Mira shower. Vanity unit with wash basin and chrome mixer. Upvc double glazed window. Wall cabinet. Chrome heated towel rail. Extractor. Tiled walls. Upvc double glazed window.



SEPARATE WC

Low level suite. Wash basin with chrome mixer. Chrome heated towel rail. Upvc double glazed window.



PRIVATE PATIO

The flat includes a private patio overlooking the fields opposite. Access is from the lounge dining room.



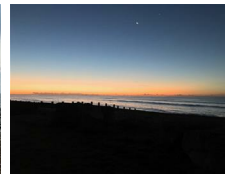
GARAGE

There is a garage located in the block to the rear.

VIEWS OPPOSITE



THE BEACH AT THE BOTTOM OF SEA LANE



COMMUNAL GARDENS

The development lies within the most attractive and beautifully presented communal gardens.



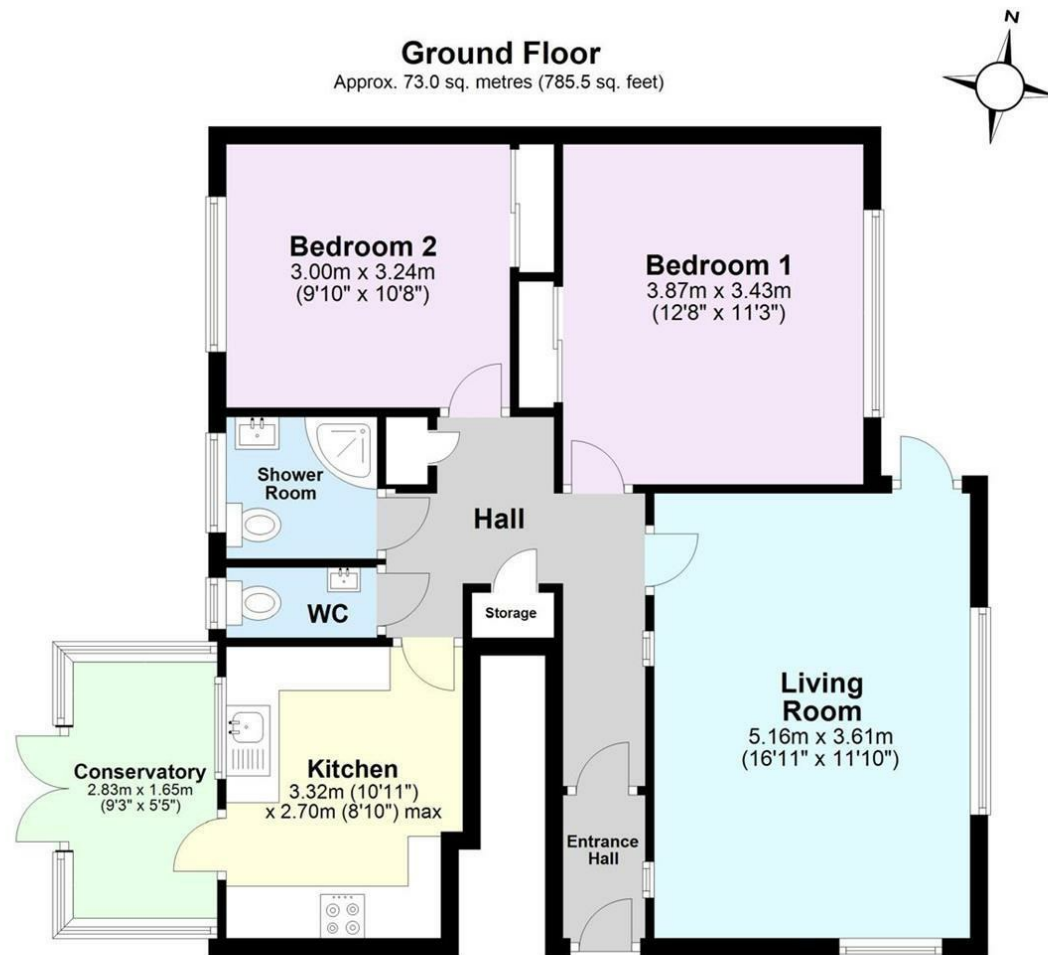
COUNCIL TAX BAND C

LEASE AND SERVICE CHARGES

We are advised the flat has the remainder of a 999 year lease with approximately 940 years remaining. Furthermore we are advised that the Ground rent is £250 pa and the service charge is £1500.00 pa payable in two six monthly lump sums.. Any prospective purchaser should ask their legal representative to verify the above. Managing Agents are Sussex Estate Management Ltd 4 St Lawrence Lane, Worthing, W. Sussex, BN14 7JH 01903 215850

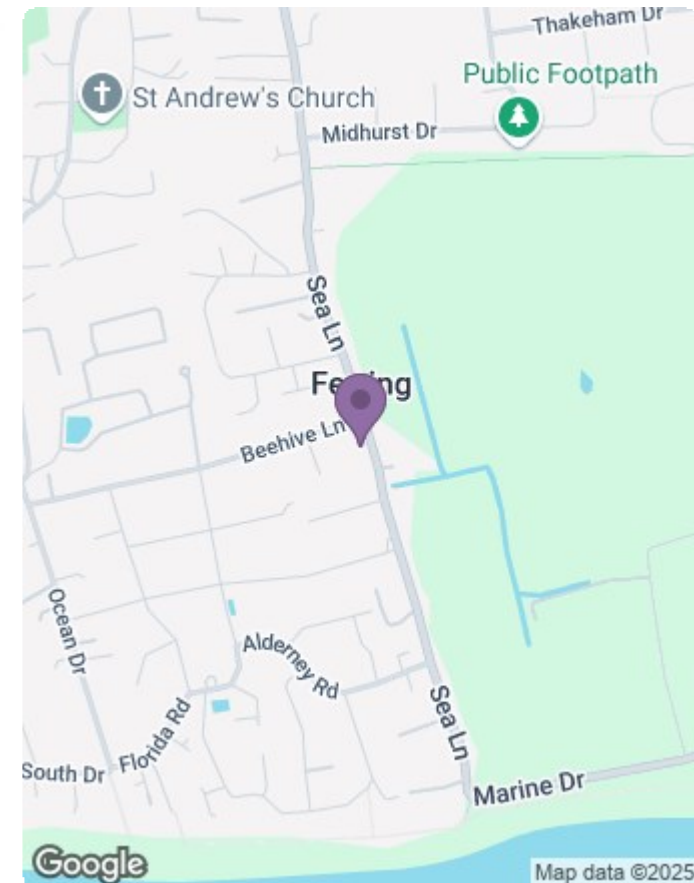






Total area: approx. 73.0 sq. metres (785.5 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	59	77
EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property. If you are local to us and have a property to sell we would be delighted to provide you with a free market appraisal and market valuation carried out personally by Mark Oliver. Please contact our office for an appointment at a time to suit you. In regard to leasehold properties we strongly advise buyers to check the length of leases prior to proceeding.