

2 FERRINGHAM COURT, FERRINGHAM LANE, SOUTH FERRING, BN12 5LN  
£255,000



— *Mark* —  
**OLIVER**

FERRING  
01903 503111

— *Sales and Lettings* —  
[www.oliverestateagency.com](http://www.oliverestateagency.com)

— *Mark* —  
**OLIVER**

## 2 Ferringham Court, Ferringham Lane, BN12 5LN

An opportunity to purchase a bright and spacious first floor freehold flat in this sought after development in South Ferring. Within easy walking distance of the village centre shops, bus services and the beach. The flat features its own entrance, private drive way and gardens with brick shed. The accommodation briefly comprises, a dual aspect lounge dining room, 2 double bedrooms, fitted kitchen and bathroom. CHAIN FREE.



## OWN ENTRANCE

Approached to the side from Ferringham Lane.



## ENTRANCE HALL

Upvc double glazed front door to entrance hall and stairs to the first floor landing.

## FIRST FLOOR LANDING

Large walk in storage cupboard. Radiator. Upvc double glazed windows. Built in cloaks cupboard. Loft hatch,

## LOUNGE DINING ROOM 16'1" x 13'8" (4.91 x 4.19)

A lovely bright room with a dual aspect. Fireplace. Radiator. Upvc double glazed windows.



## VIEW FROM LOUNGE DINING ROOM

The flat is situated within lovely surroundings.



## KITCHEN

8'5" x 8'7" (2.57 x 2.62)

With tiled walls and a good range of units with cupboards and drawers. Stainless steel sink unit with mixer tap. Working surfaces and wall cupboards. Baxi gas fired combi boiler. Upvc double glazed windows. Integrated fridge. Integrated gas hob. Integrated oven. Plumbing for washing machine. Radiator.



## BEDROOM 1

10'11" x 13'5" (3.33 x 4.10)

A double bedroom with upvc double glazed window. Radiator. Fitted cupboard.



**BEDROOM 2** *10'11" x 12'10" (3.33 x 3.93)*  
A good sized double bedroom with south aspect. Upvc double glazed window. Radiator.



## BATHROOM

With tiled walls and a white suite. Paneled bath with mixer tap and shower attachment. Pedestal wash hand basin and wc. Upvc double glazed window. Radiator.



## GARDENS

Gardens to both front and side. Brick built shed.



## DRIVEWAY

Providing of road parking space.



## OTHER INFORMATION

We are advised by the seller that the flat is freehold.

## COUNCIL TAX BAND C





2 Ferringham Court, Ferringham Lane, BN12 5LN

2 Ferringham Court, Ferringham Lane Ferring



Total Area: 72.6 m<sup>2</sup> ... 781 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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.

