



Asking Price  
£175,000  
Freehold

## Ferring Street, Ferring, Worthing

- Ferring Location
- 3 Offices
- Cloakroom/u.c
- No Chain
- Freehold Premise
- Kitchen Area
- EPC Rating - TBC
- Viewing Advised

Robert Luff & Co are delighted to offer this Freehold Office for Sale situated in the heart of the Ferring Shopping Parade and being sold with no connected chain. The property has entrance Hall, 3 Offices, kitchen area, cloakroom/u.c and small courtyard to the rear. Viewing is advised

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

accessed via the double glazed front door to entrance hall

### Office One 8'11" x 7'5" (2.73 x 2.27)

window

### Office Two 14'8" x 7'6" (4.49 x 2.31)

window

### Kitchen Area 11'1" x 5'3" (3.39 x 1.62)

leading through to

### Office Three 15'4" x 9'10" (4.68 x 3.01)

under stairs cupboard and door to

### Small Courtyard

which is covered and has an emergency fire escape door, which holds no normal right of way for passage. Door to

### Cloakroom/w.c

low level w.c and wash hand basin

### Agents Note

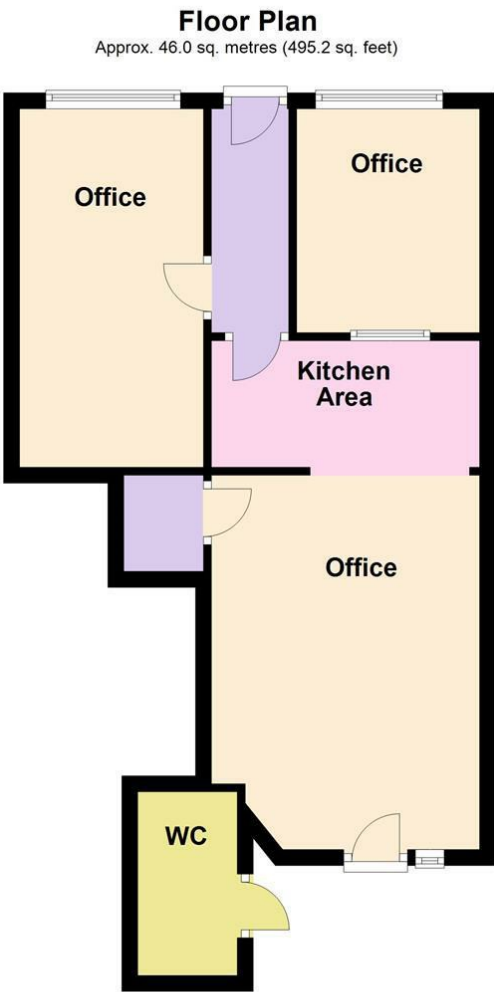
The current owner of the property has the whole freehold for the office and flat above, which is on a lease and pays a peppercorn annual rent.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Total area: approx. 46.0 sq. metres (495.2 sq. feet)

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.