



Brook Lane, Ferring

Asking Price
£315,000
Leasehold

- Split level Apartment
- Two Bedrooms
- Two en-suite Bathrooms
- Open Plan Kitchen/Living Room
- South facing private front garden
- EPC Rating - C
- Private entrance
- Leasehold
- Council Tax Band - B
- Security Entryphone System

Robert Luff & Co are delighted to offer this converted first floor apartment, which is presented in a superb condition and is situated in South Ferring within a mile from the shops and the beach. There are many features including gas central heating, double glazed windows, Open plan living/Fitted kitchen with bosch appliances, two modern fitted en-suite bath/shower rooms/w.c, private entrance with security entryphone system, private front garden and off road parking. Internal viewing is highly recommended

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Accommodation

Exterior front door with entry phone system and private open stairs to first floor, courtesy light, private front door to:

Entrance Hall

Three leaded light double glazed windows, entry phone handset, tall ornate radiator, wall mounted timer control unit for central heating, two storage cupboards, electric circuit board and fuse box, smooth ceilings.

Utility Room/W.C 5'3" x 5'0" (1.62 x 1.54)

Sink with mixer tap over and cupboard below, leaded light double glazed window, plumbing and space for washing machine, low level W.C, Worcester Bosch boiler inset into cupboard, chrome heated towel rail, wood flooring.

Living/Dining/Kitchen 17'10" x 14'2" > 8'8" (5.46 x 4.32 > 2.66)

Measurements to include built in units.

Kitchen Area:

One and half bowl single drainer sink unit with mixer tap over, work top surfaces, pan drawers, Bosch fitted oven, induction hob and extractor hood, fitted wine fridge, built in dishwasher and fridge/freezer, leaded light double glazed window, wood flooring.

Living Area: Double glazed window, TV point, telephone point, ornate radiator, wall light point, smooth ceiling, leaded light double glazed window, smoke detector, spotlights.

Bedroom One 12'3" x 8'8" (3.73 x 2.64)

Measurements are to include the built in fitted wardrobes and chest of drawers, double glazed leaded light window with views across Ferring to the South Downs, telephone point, TV point, ornate radiator, smoke detector, smooth ceiling, marble/granite window sills.

En-Suite Shower Room/w.c

Walk in shower cubicle with large drench head, close coupled low-level W.C, wall mounted wash hand basin with mixer tap, recessed mirror and lighting, mirror fronted medicine cabinet, smooth ceiling, spotlights and extractor, chrome heated towel rail.

Landing

Accessed via oak balustrade, recessed area which would be ideal for desk or further storage area, smooth ceiling, smoke detector, spotlights.

Bedroom Two 10'3" x 9'4" (3.149 x 2.85)

Measurements are to not include the fitted wardrobes with hanging and shelving and also are the maximum and has to one wall a sloped ceiling with two velux windows which have lovely views over Ferring to the South Downs, spotlights, smoke detector, smooth ceiling, ornate tall radiator, TV point.

En-Suite Bathroom/w.c

Bath, shower attachment and screen, close coupled low-level W.C, wall mounted wash hand basin, fitted mirrored cupboard above, velux window with views south over South Ferring and roof tops with small sea glimpses ahead.

Outside

Bin storage cupboard. Exterior under stairs storage cupboard ideal for garden equipment.

Parking space

To side of property.

South Facing Front Garden

Garden to front which is laid to lawn, flowers and shrubs and hedging, seating area and enclosed by walls, gate, power and light.

Lease Details

Lease - 116 years remaining

Ground Rent - TBC

Ground Rent Review - TBC

Service Charge - TBC



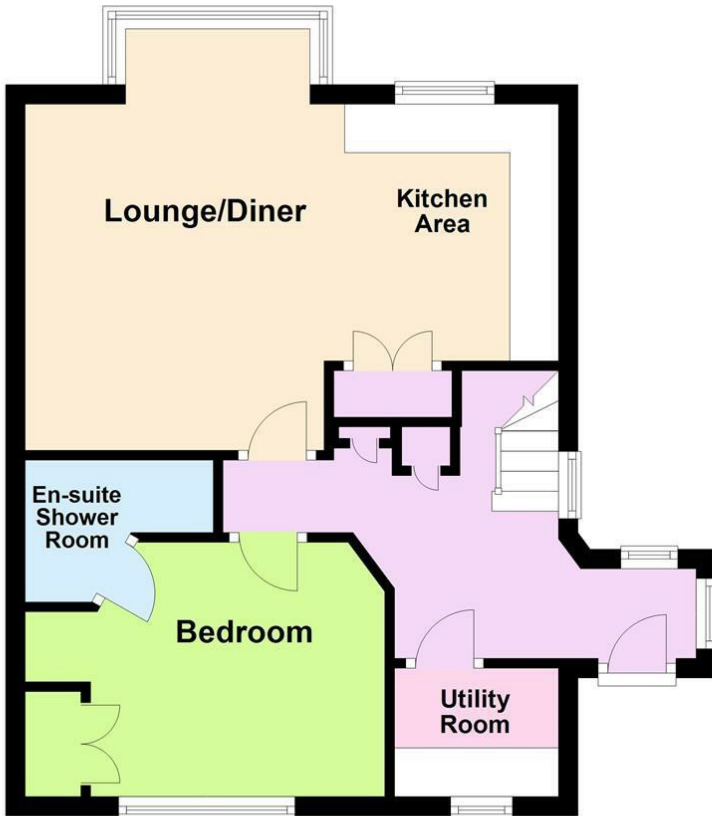
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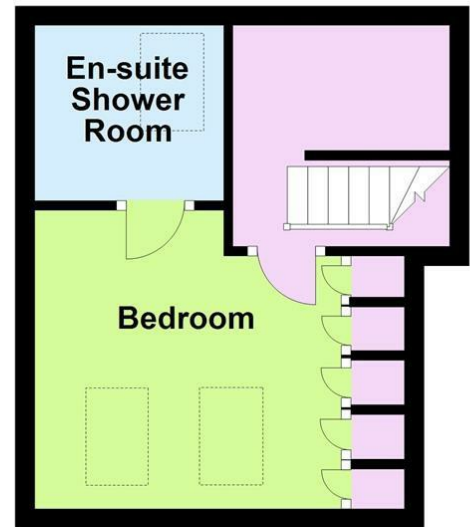
First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



Second Floor

Approx. 19.9 sq. metres (214.5 sq. feet)



Total area: approx. 61.0 sq. metres (656.9 sq. feet)

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		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		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.