



## Elm Park, Ferring

Offers In Excess Of  
**£280,000**  
Leasehold

- Maisonette Flat
- Ferring Village
- Chain Free
- Leasehold
- Three Bedrooms
- Parking
- EPC - E
- Council Tax Band - A

We are pleased to present this three bedroom maisonette flat located in the heart of Ferring village. The property has a private entrance and offers fantastic living space at 78 sq meters. The property is set over two floors, is located close to local schools and shops and also benefits an allocated parking space. No ongoing chain, internal viewing advised.

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**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

### Private Entrance

Staircase to first floor, personal door to property.

### Entrance Hall

Obscured double glazed front door with obscured double glazed window to side, storage cupboard under stairs, radiator, stairs to second floor.

### Kitchen 9'4" x 9'4" (2.87 x 2.85)

Measurements to include built in units. Range of matching floor and wall units with inset one half bowl stainless sink with mixer tap over, integrated double oven and four point halogen hob, space and plumbing for washing machine and dishwasher, cupboard housing gas and electric meter, wall mounted boiler, double glazed window to front, tiled splash backs, vinyl floor.

### Lounge / Diner 13'1" x 16'5" (max) (3.99 x 5.02 (max))

Three double glazed windows to front, two radiators.

### Second Floor Landing

Access to all rooms

### Bedroom One 14'9" x 9'8" (4.52 x 2.95)

Double glazed window to rear, radiator

### Bedroom Two 10'3" x 9'4" (3.14 x 2.87)

Two double glazed windows to front, radiator.

### Bedroom Three 5'9" x 13'0" (1.77 x 3.98)

Double glazed window to front, radiator.

### Bathroom 6'3" x 7'8" (1.93 x 2.34)

Measurements to include built in cupboard housing hot water tank, white bathroom suite, low level W.C, pedestal wash hand basin with mixer tap over, wood panelled bath with mixer tap, power shower and curtain over, obscured double glazed window to rear, radiator, part tiled walls, vinyl flooring.

### Parking

Allocated parking space to front of property

### Agents Note

Service charge - TBC

Ground Rent - TBC



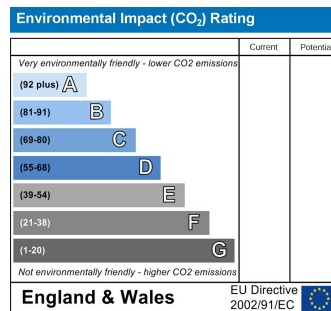
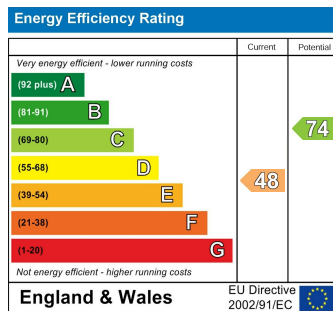
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Total area: approx. 78.3 sq. metres (842.4 sq. feet)



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