

Asking Price £325,000 Leasehold

The Maples, Ferring

- First Floor Maisonette
- Garage in Compound
- Quiet Cul-de-sac
- Leasehold
- EPC C

- Two Double Bedrooms
- · Close to Beach
- · Pet Friendly
- Council Tax Band C

We are pleased to introduce this beautifully presented two double bedroom purpose built first floor maisonette located in Ferring. The property offers generous room sizes and has been finished to a high standard to include Kahr's flooring. There is the benefit of a garage with power and lighting to include an electric roller door as well as a large amount of loft space. It is located close to the beach as well as transport links too. Internal viewing advised.







Entrance Hall

Part obscured double glazed front door, half set of stairs to main hall, radiator, loft access (part boarded) with pull down ladder, Kahr's engineered wooden floor

Lounge 12'4" \times 14'6" (into bay) (3.78 \times 4.42 (into bay))

Large double glazed bay window to front with fitted shutters, radiator, Kahr's engineered wooden floor.

Kitchen 10'1" x 14'5" (3.08 x 4.40)

Measurements to include built in units with quartz worktops housing inset one and half bowl composite sink with mixer tap over, integrated chest height oven, inset four point gas hob with extractor over, boiler housed in cupboard, space and plumbing for washing machine, tumble drier and fridge/freezer, tiled splash backs, two double glazed windows to front, vertical radiator, wooden effect vinyl floor.

Bedroom One 11'6" x 13'6" (3.51 x 4.12)

Measurements to exclude built in wardrobes, double glazed window to rear with fitted blinds, radiator, Kahr's engineered wooden flooring.

Bedroom Two 7'10" x 13'4" (2.40 x 4.07)

Measurements to include built in wardrobes, double glazed window to rear with blinds, radiators, Kahr's engineered wooden floor.

Bathroom

Wood panelled bath with mixer tap, shower attachment and glass screen over, vanity unit with low level W.C, storage below with granite top, surface mounted sink with mixer tap over, duel-fuel heated towel rail, obscured double glazed window to side, tiled walls, wooden effect vinyl floor.

Garage 8'10" x 18'1" (2.71 x 5.53)

Brick with wooden board and felt roof construction, electric main door, power and lighting.

Communal Gardens

Located to rear of property, accessed via footpath, mainly laid to

Agents Note

Lease - Remainder of 999 years Service charge - £1,400 PA Ground Rent - £150 PA





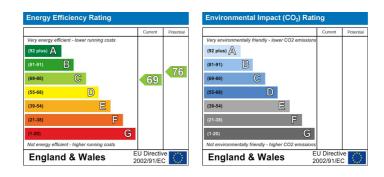




Floor Plan Approx. 68.8 sq. metres (740.3 sq. feet)



Total area: approx. 68.8 sq. metres (740.3 sq. feet)



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.