



The Maples, Ferring



Asking Price
£325,000
 Leasehold

- First Floor Maisonette
- Two Double Bedrooms
- Garage in Compound
- Close to Beach
- Quiet Cul-de-sac
- Pet Friendly
- Leasehold
- Council Tax Band - C
- EPC - 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.

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Accommodation

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" x 14'6" (into bay) (3.78 x 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, dual-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 lawn.

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)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(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	
Very environmentally friendly - lower CO ₂ emissions	Current
(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

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