

3 Phoenix House Ferring Grange Gardens

Ferring, Worthing, BN12 5HU

Guide price £280,000

Leasehold - Share of Freehold Council Tax Band



Phoenix House, Ferring Grange Gardens, is a charming late Victorian residence formed from the surviving west wing of the historic Ferring Mansions, ideally positioned close to St Andrews Church. Converted into private apartments in 1949, the building retains a sense of character and history, blended with practical modern living.

Apartment 3 is a well-proportioned, self-contained two-bedroom second-floor apartment. The accommodation is accessed via stairs leading to a spacious entrance hall, which in turn opens into an impressive L-shaped lounge/diner enjoying a double aspect and an abundance of natural light. There are two generously sized bedrooms, with both bedrooms benefitting from fitted wardrobes, alongside a family bathroom and a kitchen/breakfast room with a door providing access to the fire escape.

Externally, the property further benefits from a garage, while additional features include double glazing and attractive views.

Situated in the heart of Ferring village, a variety of local shops, cafés, bars and restaurants are all within easy reach, with the seafront located approximately one mile away. Viewing is highly recommended and can be arranged by contacting the vendor's sole agents.

Lease years remaining - 995 & Share of Freehold.

Service charge - £200 PCM

Entrance hall





Kitchen

Lounge

Bedroom one

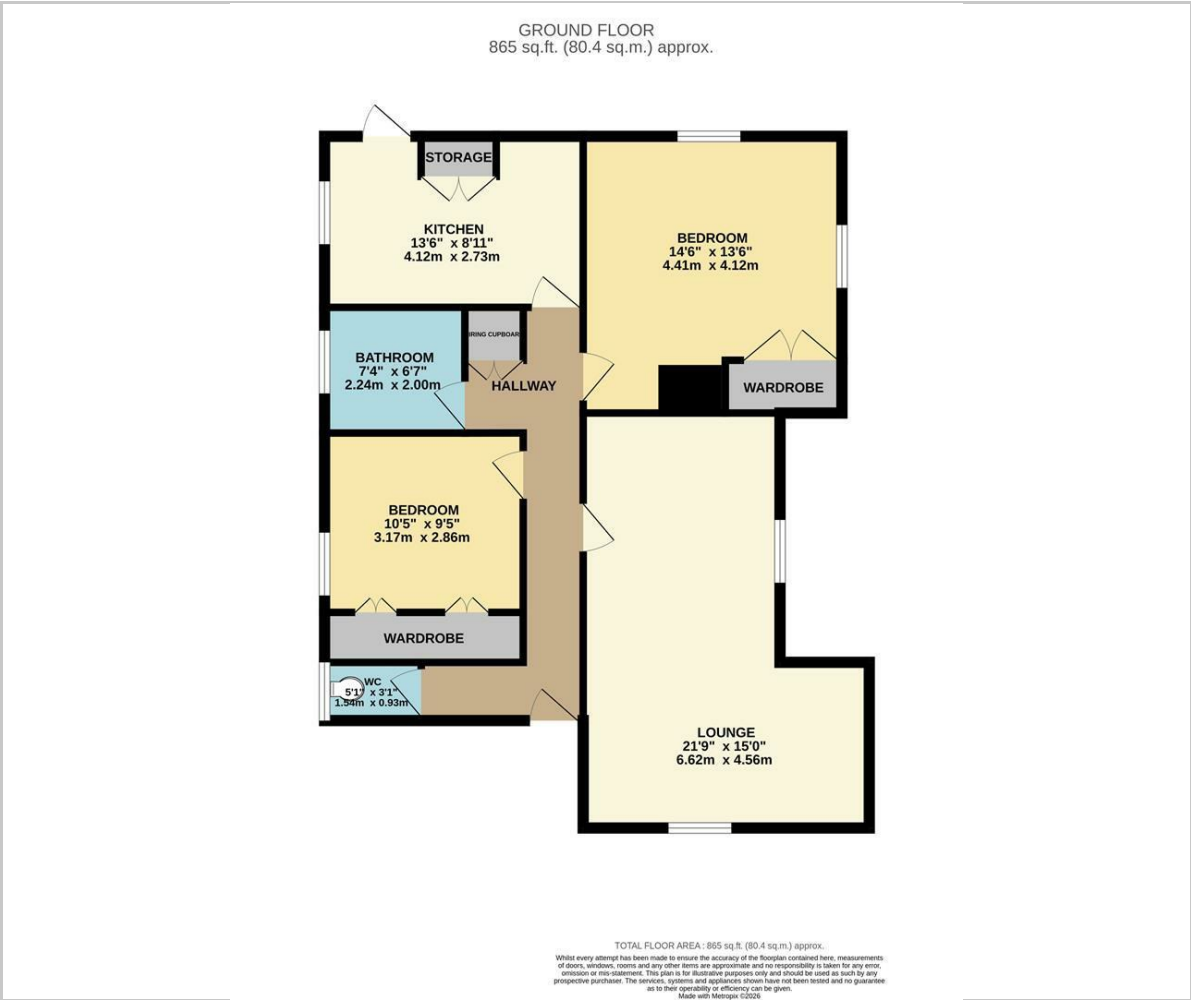
Bedroom two

Bathroom

loft space

Garage (first on the left as you look at them)

Floor Plan



Viewing

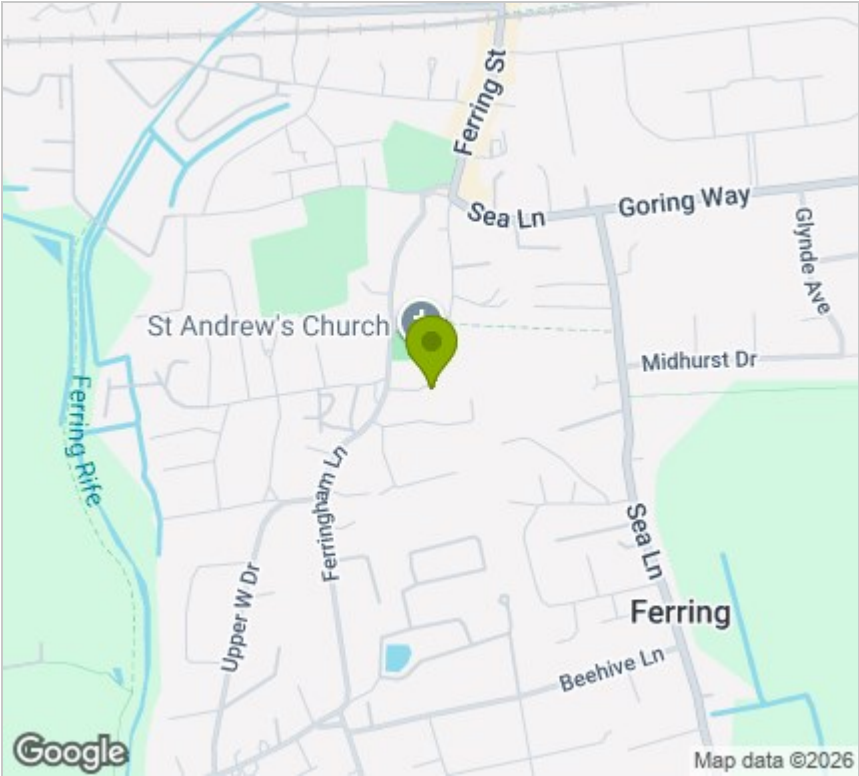
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

