



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



17 Westlands

Ferring, Worthing, BN12 5JQ

Guide price £230,000

Leasehold Council Tax Band B



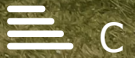
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We are delighted to bring to the market this immaculately presented first floor apartment situated within the highly desirable coastal location of South Ferring.

The property offers bright and spacious accommodation throughout and is ideal for a range of buyers including first time purchasers, downsizers, or those seeking a peaceful seaside retreat. In brief, the accommodation comprises stairs rising to a private entrance, spacious entrance hall, fitted kitchen with ample storage and worktop space, generous lounge offering plenty of room for both living and dining furniture, double bedroom benefitting from full width built-in wardrobes, and a family bathroom fitted with an accessible bath.

Externally, the property enjoys the use of a beautifully maintained communal garden, providing a pleasant outdoor space for residents to enjoy. In addition, there is a garage situated adjacent to the property offering useful storage or secure parking.

Westlands is positioned within a quiet cul-de-sac accessed via Annsisters Road, conveniently located south of the main shopping parade in the heart of Ferring village. The property is within comfortable walking distance of local amenities, bus routes and the seafront, making it perfectly positioned for those looking to enjoy village and coastal living.

Ferring is a highly regarded and popular seaside village offering a



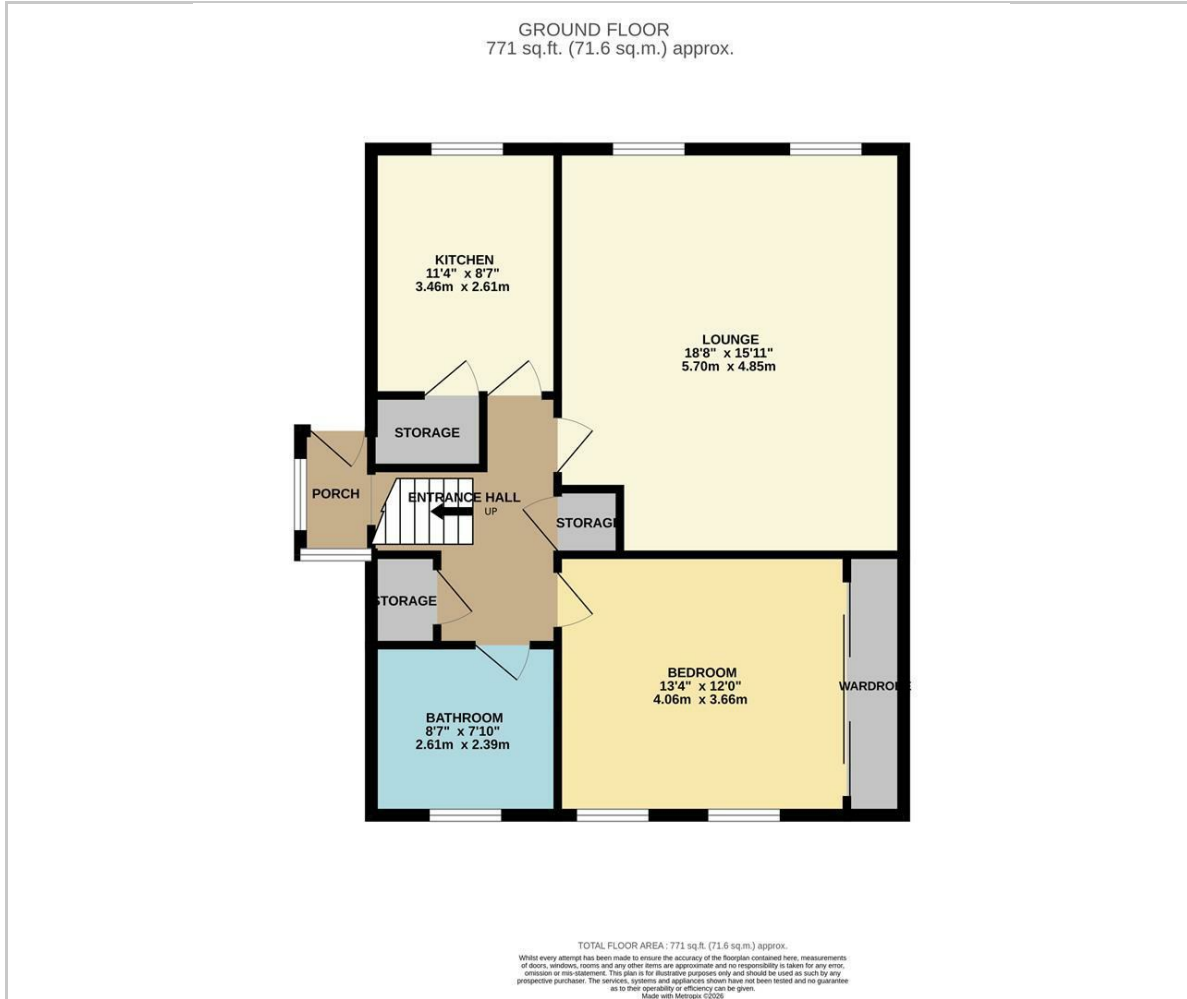


relaxed community atmosphere. The village benefits from two small shopping parades, both served by regular bus routes providing access to surrounding areas including Worthing town centre and the mainline railway station. Within the village itself there is a doctors surgery, dentist, library, village hall, cafés, public houses, and a Co-op store with Post Office facilities.

The property is offered for sale with no onward chain.

Lease years remaining: 940  
Annual service charge: Approximately £700 per annum, including buildings insurance. This information should be verified by your legal rep

## Floor Plan



## Viewing

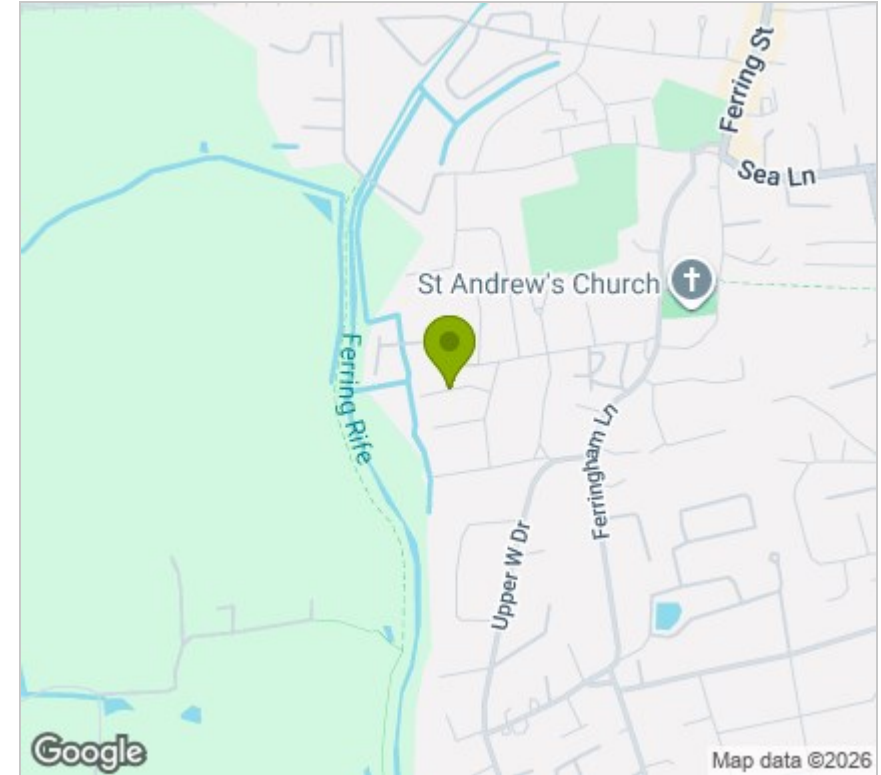
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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

