

8 BLUEWATERS 2 SEA DRIVE, SOUTH FERRING, BN12 5SS  
£399,950



— *Mark* —  
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— *Mark* —  
**OLIVER**

## 8 Bluewaters 2 Sea Drive, BN12 5SS

Mark Oliver Estate Agency are delighted to bring to the market this superb purpose built top floor luxury apartment situated on the beach front in sought after South Ferring. The property has the most magnificent views of the sea, coast line & surrounding open farmland towards the South Downs. The accommodation features a large lounge dining room with bay window & double doors opening to the wrap around balcony. The fitted kitchen has an extensive range of integrated appliances. 2 bedrooms. 2 bathrooms. 2 underground parking bays. Basement walk in storage cave. Chain free.



## BLUEWATERS

### MAIN ENTRANCE

With security entry phone.

### LIFT & STAIRS

Passenger lift and stairs to all floors.

### ENTRANCE HALL

15'1" x 7'0" (4.6 x 2.14)

Entrance cupboard on the landing. Front door to the apartment leads into a spacious entrance hall. Large built in airing cupboard housing the Potterton gas fired boiler supplying underfloor heating. Bespoke internal doors with brushed chrome door handles and electrical switches throughout. Built in cloaks cupboard.



### LOUNGE DINING ROOM

approx 29'6" x approx 14'5" (approx 9 x approx 4.4)

A fabulous bright living room featuring a large bay with panoramic views of the sea, coastline towards Worthing and Brighton and of farmland opposite. Double glazed windows.

Thermostat control. Dimmers. Part glazed door to the entrance hall. Double glazed double doors lead to the wrap around balcony.



### FITTED KITCHEN

The kitchen is beautifully fitted featuring a range of work tops and black gloss splash back. Inset sink bowl and drainer and chrome mixer tap. Adjacent working surfaces with cupboards and drawers under. Wall cupboards. Integrated Neff dish washer. Integrated Neff washer dryer. Integrated Neff stainless steel double oven plus integrated microwave oven. Induction Hob. Integrated Neff fridge. Integrated Neff freezer. Integrated extractor. Island / breakfast bar with cupboards under.



### WRAP AROUND BALCONY

Doors lead to the fantastic wrap around balcony.



### MASTER SUITE / BEDROOM 1

15'5" x 10'2" (4.7 x 3.1)

A double bedroom with en suite featuring double glazed double doors its own separate balcony. Built in double wardrobe.



**ENSUITE TO BEDROOM 1** *6'6" x 5'10" (2 x 1.8)*

A fully tiled en suite featuring a glazed shower enclosure with fitted chrome power shower. Vanity unit with drawers and inset wash hand basin with chrome taps. Shaver point. Fitted mirror and wall light. Extendable fitted mirror. Heated towel rail. Tiled floor. Low level WC.



**BEDROOM 1 BALCONY**

A super private balcony for the master bedroom with great views.

**BEDROOM 2 / STUDY** *15'5" x 8'2" (4.7 x 2.5)*

Built in wardrobe. Double glazed window.



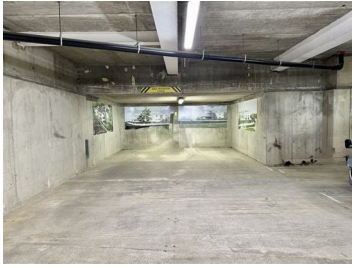
**FAMILY BATHROOM** *8'2" x 5'6" (2.5 x 1.7)*

Fully tiled and featuring a white suite. Paneled bath and fitted shower with fitted glass screen. Low level WC. Vanity unit with inset wash and basin with cupboards under. Fitted mirror. Extractor. Tiled floor. Fitted shaver point.



**SECURE UNDER GROUND PARKING 2 PARKING BAYS**

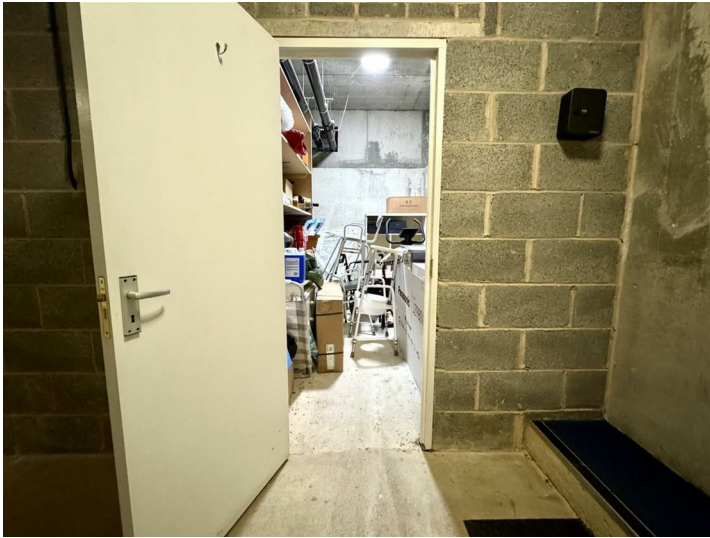
The apartment has 2 private parking bays (NUMBER 8) in the under ground car park.



### STORAGE CAVE / LOCK UP

*approx 9'10" x 6'6" (approx 3 x 2)*

In the basement area is a private large walk in secure walk in storage cave / locker. Ideal for storing items such as bikes and sun loungers.



### FROM THE BEACH

A view from the beach.



### PARKING ENTRANCE

From Sea Drive.



### THE BEACH AND SURROUNDING AREA

The beautiful surroundings are an absolute delight. The beach foot path takes you to the Bluebird beach cafe in around 5 minutes. Worthing pier is about 3 miles away and Highdown Hill in the South Downs National Park about a mile away.



### LEASE & SERVICE CHARGE

Lease - We are advised the flat has a 199 years from 1st September 2008

Freehold ownership - Furthermore we are advised that the Freehold of the building belongs to Blue Waters Residents Association. The share issue is allocated as 1 share per apartment.

Service Charge - We are advised by the seller that this is split into 2 six monthly payments and the amount paid for the period 25.12.25 - 23.06.26 is £2116.96 ( half year ). The payments are due December & June.

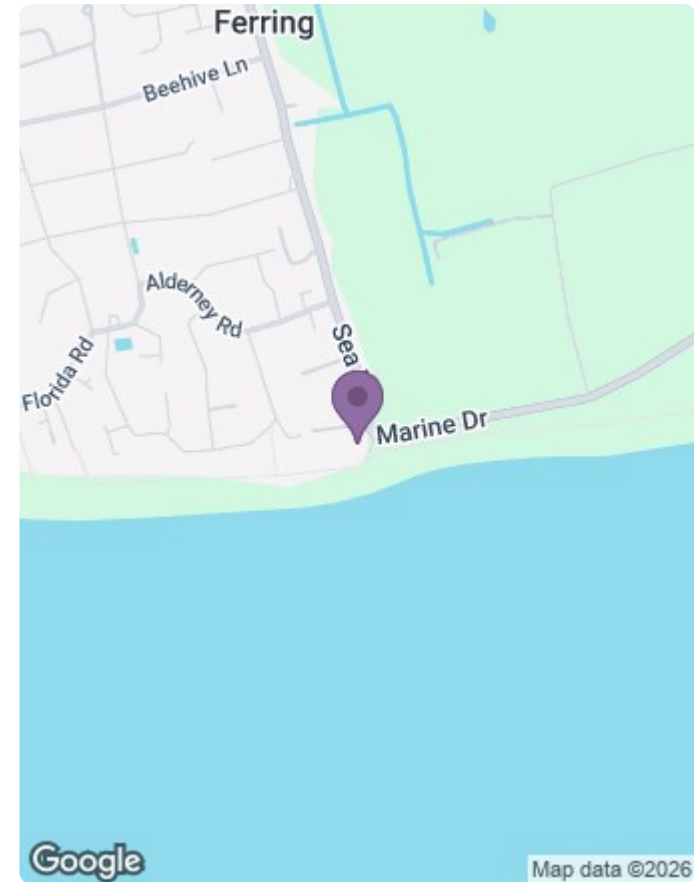
### COUNCIL TAX BAND E







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(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			
<b>England &amp; Wales</b>		<b>81</b>	<b>81</b>
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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