



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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9 St Aubins Court

Sea Lane, Ferring, BN12 5EU

Guide price £325,000

Leasehold Council Tax Band C



James & James Estate Agents are delighted to bring to the market this beautifully presented GROUND FLOOR apartment situated in South Ferring.

In brief, the accommodation comprises, private entrance into entrance hall, spacious lounge with door onto private patio/terrace, two double bedrooms, bathroom with separate WC, kitchen breakfast room and conservatory.

Externally there are well kept communal gardens, a spacious patio terrace overlooking fields and a garage situated in a compound to the rear of the development.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful home.

Situated in an unrivalled semi rural position on the outskirts of Ferring village within a short distance of Ferring seafront. Ferring is a quiet and popular seaside village with two small shopping parades both served by bus routes giving access to surrounding areas including Worthing town centre and a mainline railway station. In the village centre there is a doctors surgery, dentist, library, village hall and Co-op store.

Council Tax Band C  
Lease length remaining 942 years  
Maintenance charge £500 payable every 6 months  
Annual Ground Rent £15

### Entrance hall





Lounge with East facing patio  
17'1 x 11'8 (5.21m x 3.56m)

Kitchen  
10'8 x 9'7 (3.25m x 2.92m)

Conservatory  
10'7 x 5'3 (3.23m x 1.60m)

Bedroom One  
12'8 x 11'3 (3.86m x 3.43m)

Bedroom Two  
12'3 x 9'8 (3.73m x 2.95m)

Bathroom

W.C.

Communal garden

Garage

Communal parking



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 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

