



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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5a Elm Park

Ferring, Worthing, BN12 5RN

Guide price £220,000

Leasehold Council Tax Band A



Offered for sale chain free, this spacious three-bedroom maisonette is ideally located in the heart of Ferring's thriving village centre and arranged over two well-proportioned floors.

The property is accessed via an external staircase leading to a private front door and a welcoming entrance hallway.

The first floor features a generous South-facing lounge, filled with natural light and offering ample space for both living and dining. Adjacent is a contemporary kitchen, well equipped with plentiful work surfaces, cupboards and drawers, an integrated double wall oven and electric hob, along with space and plumbing for additional appliances.

A further staircase leads to the second floor, where there are three bedrooms and a modern family bathroom fitted with a three-piece suite, including an electric power shower over the bath.

Externally, the property benefits from allocated parking for one vehicle. Throughout, the maisonette enjoys an abundance of natural light via its many double-glazed windows and offers generous accommodation overall.

Situated within a highly desirable West Sussex coastal village, this property would make an excellent home or an attractive buy-to-let investment opportunity.

Lease years remaining - 975  
Service charge £250pa  
Ground rent £10pa





External staircase to private front door

Entrance hall

Kitchen  
9'4 x 9'4 (2.84m x 2.84m)

Lounge/diner  
16'5 x 13'1 (5.00m x 3.99m)

Stairs to landing

Bedroom one  
14'9 x 9'8 (4.50m x 2.95m)

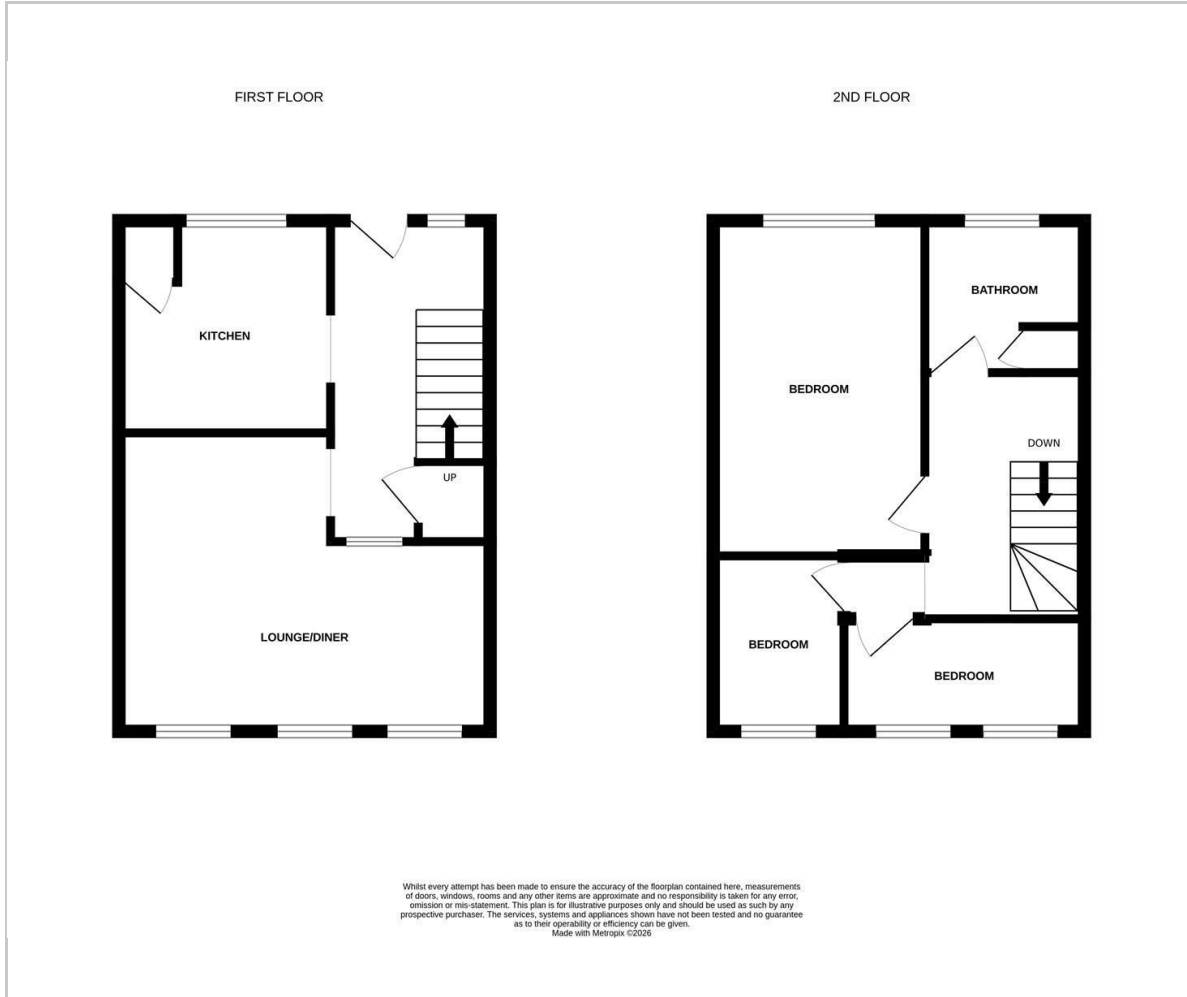
Bedroom two  
10'3 x 9'8 (3.12m x 2.95m)

Bedroom three  
13'0 x 5'9 (3.96m x 1.75m)

Bathroom



## 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.

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## Area Map



## Energy Efficiency Graph

