

2 ORKNEY COURT, WORTHING, BN13 3RN
OFFERS IN EXCESS OF £300,000



www.oliverestateagency.com

— *Mark* —
OLIVER

FERRING
01903 503111

— *Sales and Lettings* —

— *Mark* —
OLIVER

2 Ocean Parade, Ferring, West Sussex, BN12 5QQ

2 Orkney Court, BN13 3RN

An opportunity to purchase a terraced house requiring refurbishment. Featuring a good sized living room, kitchen, 3 bedrooms and family bathroom. West facing rear garden and garage.



ENTRANCE PORCH

Storage cupboard

ENTRANCE HALL

Radiator. Stairs to first floor.

LOUNGE DINING ROOM

15'5" x 15'10" (4.71 x 4.83)

Over looking the rear garden with window and french door.
2 Radiators.



KITCHEN DINER

9'9" x 9'6" (2.98 x 2.92)

Part tiled walls units with sink and cupboards and drawers with working surfaces. Wall mounted gas boiler.



FIRST FLOOR LANDING

Loft hatch. Built in cupboard housing the hot tank.

BEDROOM 1

13'11" x 9'5" (4.25 x 2.89)

Radiator.



BEDROOM 2

11'4" x 9'5" (3.46 x 2.89)

Radiator.



BEDROOM 3

8'0" x 7'6" (2.45 x 2.31)

Radiator.



FAMILY BATHROOM

White suite with panelled bath with fitted shower. Wash hand basin. WC.



FLOOR PLAN

COUNCIL TAX BAND C

REAR GARDEN

West aspect rear garden.



FRONT GARDEN

Compact front garden.

GARAGE

With up and over door.

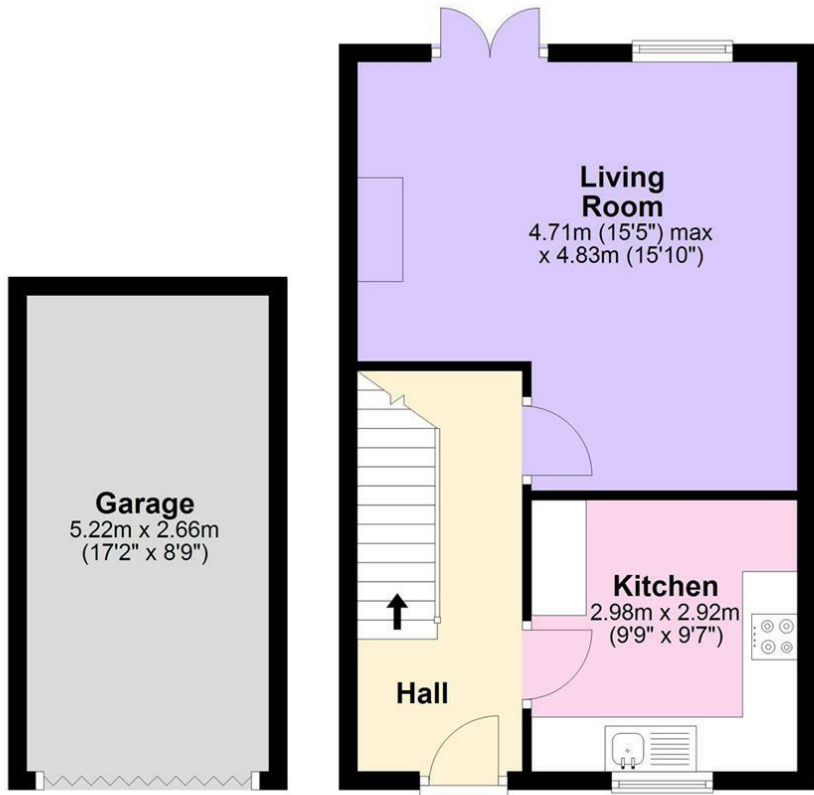
17'1" x 8'8" (5.22 x 2.66)





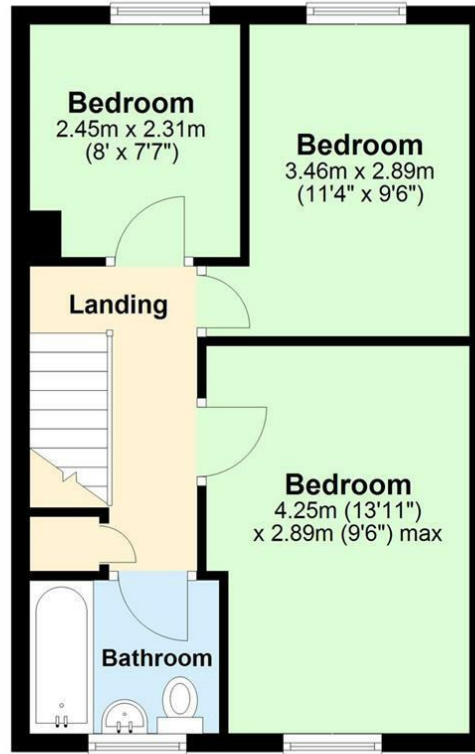
Ground Floor

Approx. 51.5 sq. metres (553.8 sq. feet)

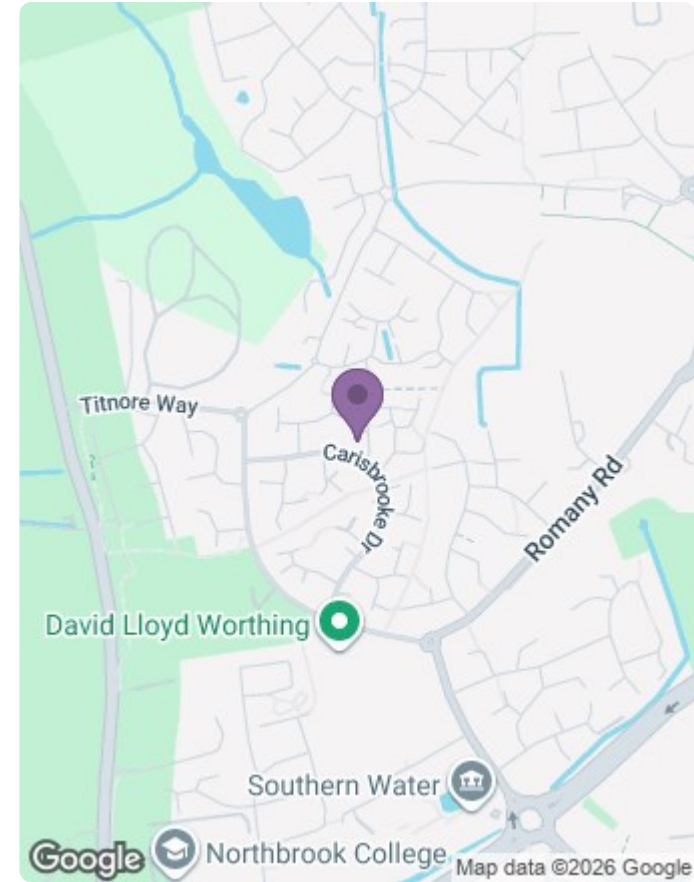


First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 88.8 sq. metres (956.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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. If you are local to us and have a property to sell we would be delighted to provide you with a free market appraisal and market valuation carried out personally by Mark Oliver. Please contact our office for an appointment at a time to suit you. In regard to leasehold properties we strongly advise buyers to check the length of leases prior to proceeding.