

2 FERRINGHAM COURT, FERRINGHAM LANE, SOUTH FERRING, BN12 5LN
£255,000



— *Mark* —
OLIVER

FERRING
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2 Ferringham Court, Ferringham Lane, BN12 5LN

An opportunity to purchase a bright and spacious first floor freehold flat in this sought after development in South Ferring. Within easy walking distance of the village centre shops, bus services and the beach. The flat features its own entrance, private drive way and gardens with brick shed. The accommodation briefly comprises, a dual aspect lounge dining room, 2 double bedrooms, fitted kitchen and bathroom. CHAIN FREE.



OWN ENTRANCE

Approached to the side from Ferringham Lane.



ENTRANCE HALL

Upvc double glazed front door to entrance hall and stairs to the first floor landing.

FIRST FLOOR LANDING

Large walk in storage cupboard. Radiator. Upvc double glazed windows. Built in cloaks cupboard. Loft hatch,

LOUNGE DINING ROOM 16'1" x 13'8" (4.91 x 4.19)

A lovely bright room with a dual aspect. Fireplace. Radiator. Upvc double glazed windows.



VIEW FROM LOUNGE DINING ROOM

The flat is situated within lovely surroundings.



KITCHEN

8'5" x 8'7" (2.57 x 2.62)

With tiled walls and a good range of units with cupboards and drawers. Stainless steel sink unit with mixer tap. Working surfaces and wall cupboards. Baxi gas fired combi boiler. Upvc double glazed windows. Integrated fridge. Integrated gas hob. Integrated oven. Plumbing for washing machine. Radiator.



BEDROOM 1

10'11" x 13'5" (3.33 x 4.10)

A double bedroom with upvc double glazed window. Radiator. Fitted cupboard.



BEDROOM 2 *10'11" x 12'10" (3.33 x 3.93)*
A good sized double bedroom with south aspect. Upvc double glazed window. Radiator.



BATHROOM

With tiled walls and a white suite. Paneled bath with mixer tap and shower attachment. Pedestal wash hand basin and wc. Upvc double glazed window. Radiator.



GARDENS

Gardens to both front and side. Brick built shed.



DRIVEWAY

Providing of road parking space.



OTHER INFORMATION

We are advised by the seller that the flat is freehold.

COUNCIL TAX BAND C





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Total Area: 72.6 m² ... 781 ft²
All measurements are approximate and for display purposes only



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