



Elm Park, Ferring, Worthing, BN12 5RN
Asking Price of £275,000



We are delighted to present to the market a first-floor maisonette. The property features three well-proportioned bedrooms, a spacious south-facing lounge/dining room, fully fitted kitchen and a modern bathroom. Additionally, the home benefits from an allocated parking space on Elm Park, long lease, low ongoing costs and no onward chain. Conveniently located, the property is just a short walk from a range of shopping facilities and local transport links, offering easy access to everything you need.



Key Features

- First Floor Maisonette
- Three Bedrooms
- Fitted Kitchen
- South Facing Lounge/ Dining Room
- Long Lease
- Chain Free
- Low Outgoings
- Allocated Parking Space
- Bus Routes Nearby



3 Bedrooms



1 Bathroom



1 Reception Rooms

INTERNAL

The property benefits from a private front door, leading into an inviting entrance hall that provides access to all ground-floor rooms. The south-facing lounge/dining room is a highlight, flooded with natural light, creating a bright and airy living space. The fitted kitchen, located at the front of the property, is equipped with wall and base units, a double oven, an electric hob, and space for all necessary appliances, along with a sink, drainer, and lovely views over Highdown. On the first floor, you'll find three bedrooms. Two are generously sized doubles, while the single bedroom remains spacious and comfortable. The bathroom includes a bath with an electric shower above, mixer taps, a wash hand basin, and a WC.

LOCATION

Situated in the desirable area of Ferring, local shops can be found within half a mile in Ferring Village. The A259 is located at the top of the road, providing easy access to the ASDA superstore. Worthing town centre, offering a wide range of shopping amenities, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately four miles away. The nearest train station, Goring, is just over a mile away, and bus services are available nearby.

TENURE

Lease: 976 years remaining

Service Charge:

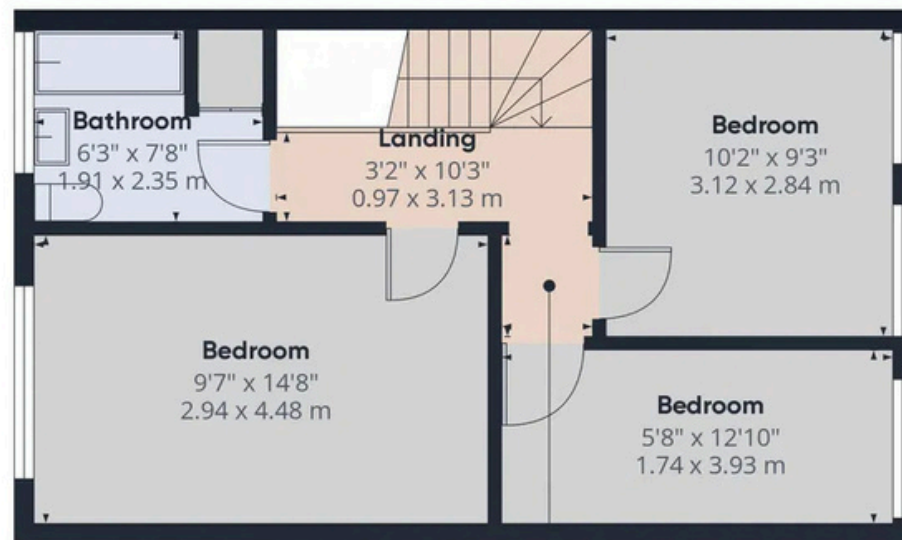
Ground Rent:

One allocated parking space located on Elm Park.





Ground Floor



Hallway
3'4" x 3'1"
1.03 x 0.95 m

Floor 1



Approximate total area⁽¹⁾
780.05 ft²
72.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 61 sqm

Tenure: Leasehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.