



**Price**  
**£370,000**

**Leasehold**

2x  1x  1x 

**Ferring Street, Ferring,  
Worthing, West Sussex,  
BN12**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- First floor unique maisonette in a very sought after area
- Private Loft Area
- Modern kitchen/breakfast room
- Good sized enclosed rear garden
- Close to some great primary and secondary schools
- Village Location

## Accommodation

### GROUND FLOOR

Hallway  
 Kitchen/Breakfast Room: 23'0 x 7'7 (7.02m x 2.31m)  
 Conservatory: 11'8 x 7'7 (3.56m x 2.31m)

### FIRST FLOOR

Landing & Loft Space  
 Lounge: 14'7 x 11'7 (4.45m x 3.53m)  
 Bedroom 1: 11'2 x 8'6 (3.41m x 2.59m)  
 Archway To Dressing Room: 9'9 x 8'3 (2.97m x 2.52m)  
 Bedroom 2: 11'4 x 6'8 (3.46m x 2.03m)  
 Bathroom/Shower Room: 9'8 maximum x 9'1 maximum (2.95m x 2.77m)

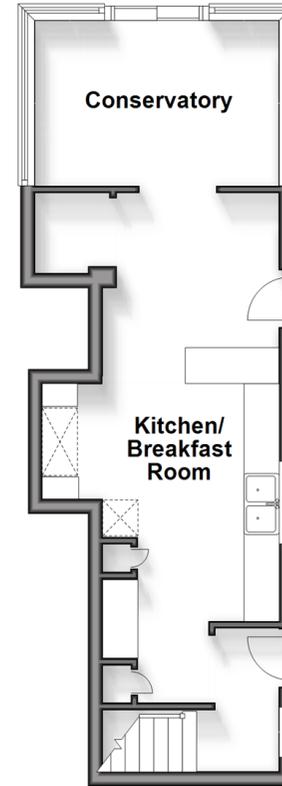
### OUTSIDE

Enclosed Rear Garden  
 Garage  
 Workshop & Shared Driveway  
 Off Road Parking  
 For Several Cars

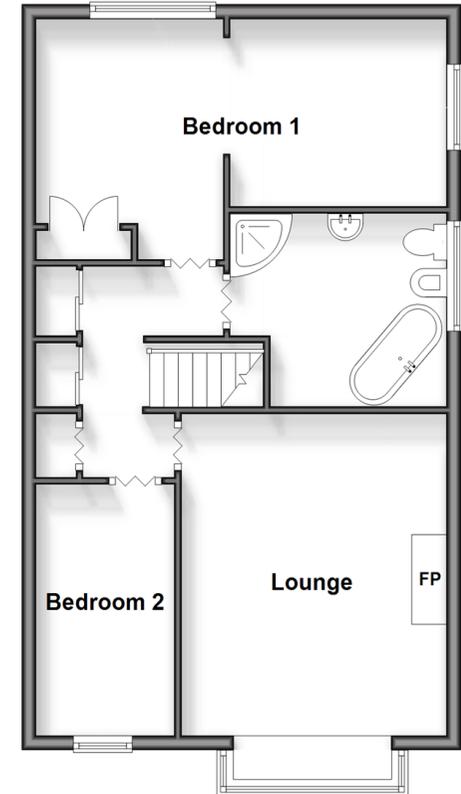
**Call West Worthing - 01903 700657 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
 Approx. 31.0 sq. metres (334.0 sq. feet)



**First Floor**  
 Approx. 59.0 sq. metres (634.9 sq. feet)



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