



Drake House | The Waterfront | Goring- By-Sea | West Sussex | BN12 4FJ

Offers Over £250,000





We are delighted to be able to offer a very well presented, first floor, purpose built apartment to the market. The property offers one double bedrooms, open plan kitchen/ living space and bathroom. The apartment benefits from secure allocated underground parking, Juliette balcony and situated less than 150 yards from Goring-By-Sea Seafront.



Key Features

- First Floor Purpose Built Apartment
- One Double Bedroom
- Passenger Lift
- Secure Allocated Parking Bay & Visitors Parking
- Less Than 150 Yards From Goring-By-Sea Seafront
- Bus Routes Nearby
- Worthing Sailing Club 150 Yards Away



1 Bedrooms



1 Bathroom



1 Reception Rooms

INTERNAL

Security entry phone system leading into the communal entrance with stairs and passenger lift rising to the first floor. Front door leading into the entrance hall with access to all rooms. The open plan living room benefits from built in storage, plenty of space for table and chairs, Juliette balcony and opening into the kitchen. The kitchen comprises of wall and base units, integrated washing machine, integrated fridge/ freezer, integrated dishwasher, built in oven, electric hob, sink and drainer. The bedroom benefits from built in double wardrobe. The bathroom comprises of p shape bath with glass screen, shower above, wash hand basin and WC.

EXTERNAL

The property offers secure, allocated, underground parking and visitors parking. Communal grounds surround the property.

LOCATION

Approx less than 150 yards from Goring-By-Sea Seafront and the sailing club and within half a mile of the popular Goring Road shopping parade. Sea Lane Cafe is only 0.8 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one and a half miles away. The nearest station is Durrington which is less than one mile away. Bus services run nearby.

TENURE

Leasehold

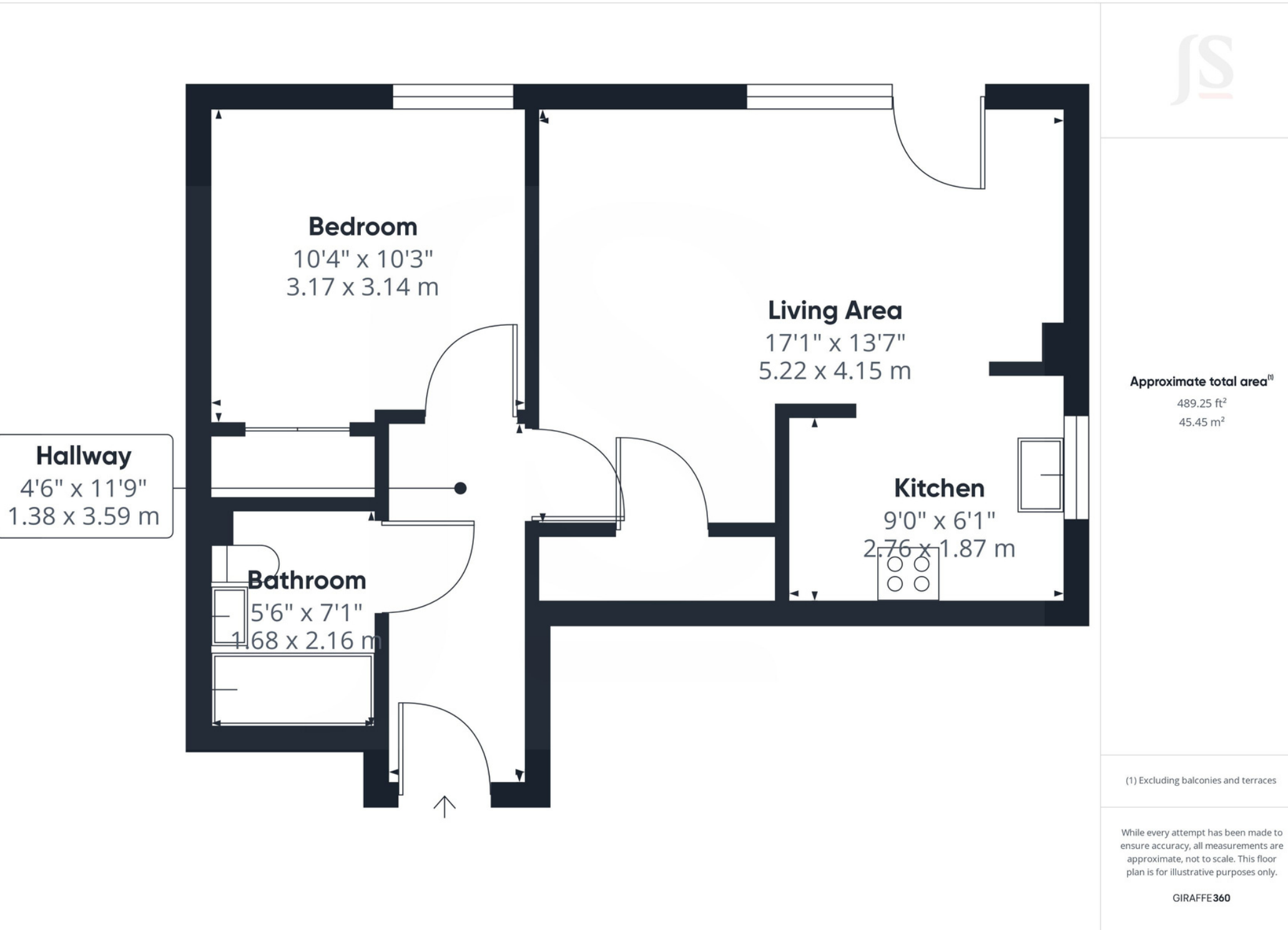
Lease: Approx 114 years remaining

Service Charge: £1600 per annum

Ground Rent: £300 per annum

Council Tax Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

Property Details:

Floor area (as quoted by EPC: 47 sqm)

Tenure: LEASEHOLD

Council tax band: B

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.