



Flat 51, Homesearle House, Goring Road, Goring-by-Sea, Worthing, BN12 4PW  
Guide Price £80,000



We are delighted to be able to offer a top floor, retirement flat to the market. The property offers one double bedroom, South facing lounge, fitted kitchen and shower room. The property benefits from no onward chain and close to local bus routes and shopping facilities.



## Key Features

- Top Floor Retirement Flat
- One Bedroom
- South Facing Lounge
- Kitchen
- Shower Room
- Communal Gardens
- Communal Lounge, Laundry & Guest Suite
- Close To Goring Road Shopping Facilities & Bus Routes
- NO ONWARD CHAIN



**1 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Front door leading into the entrance hall with access to all rooms. The south facing lounge offers views over the beautiful communal gardens and an opening into the kitchen. The kitchen offers wall and base units, built in oven, electric hob, space for fridge/ freezer, sink and drainer. The bedroom is also south facing and offers built in wardrobes. The shower room comprises of corner shower, wash hand basin and WC.

### EXTERNAL

The retirement development has a house manager onsite Monday to Friday and also offers a good range of communal facilities including a residents lounge, laundry room, guest suite and well presented communal gardens along with car parking facilities. The block is wheelchair accessible.

### LOCATION

On Goring Road just 700m from Goring seafront and greensward. Bus routes run along Alinora Crescent and Goring Road with local shops approximately 200m away on Goring Road offering eateries, convenience stores and pharmacies. The closest train station is Durrington-On-Sea, positioned 700m away and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

### TENURE

Lease: 60 years

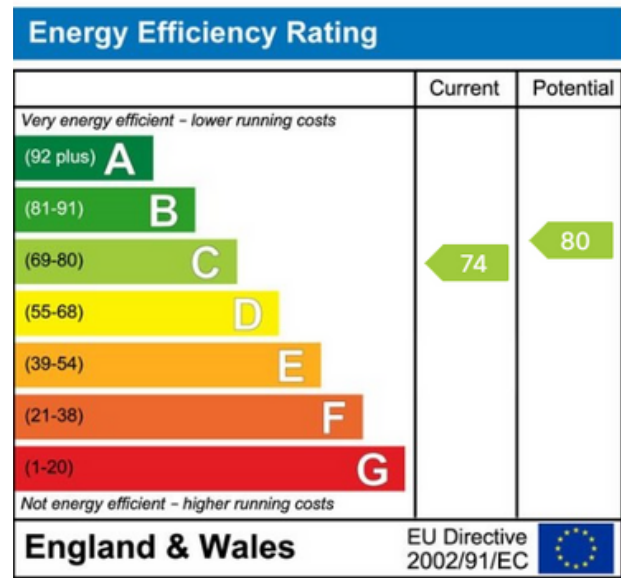
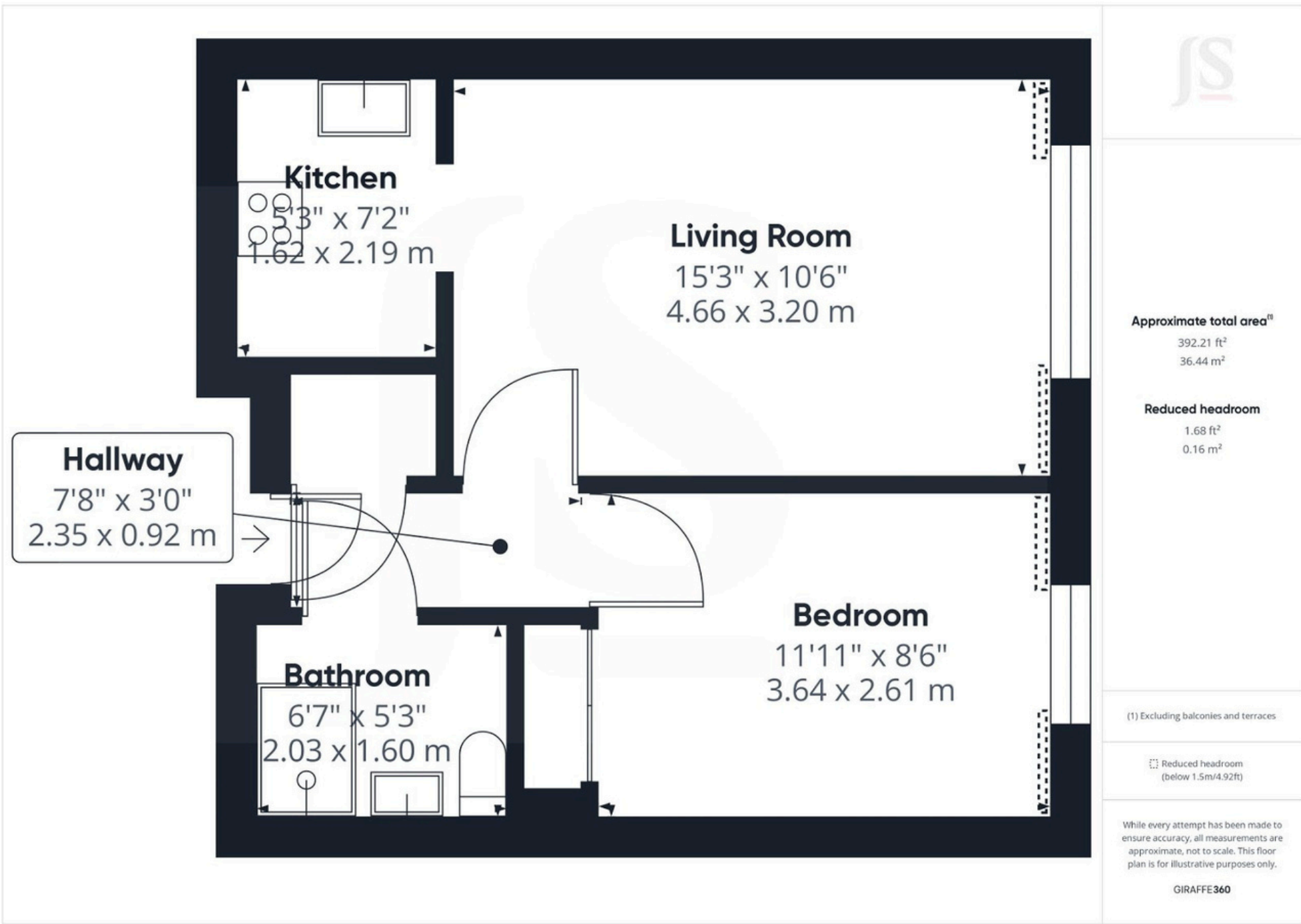
Service Charge: £1253.41 half year

Ground Rent: £454.44 per annum

### COUNCIL TAX BAND

B





### Property Details:

Floor area (as quoted by EPC: tbc 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.