

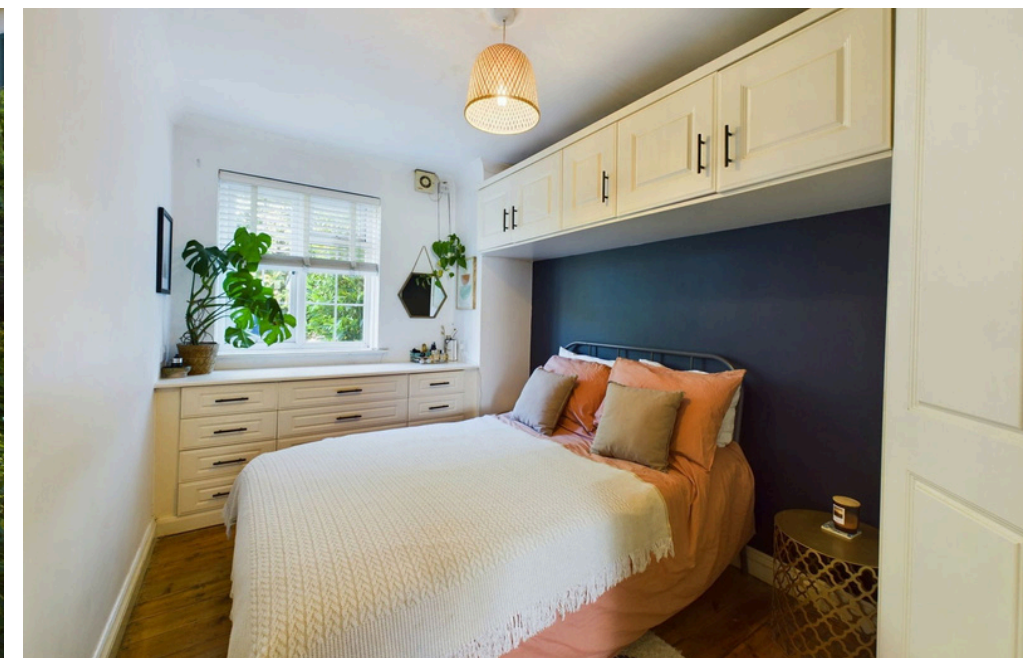


Heatherlie, 35 Sea Place, Goring-by-sea, Worthing, BN12 4BZ

Guide Price £225,000



We are delighted to offer for sale this charming ground floor one bedroom garden flat with mature garden and off road parking. The property is in an ideal location within 200 yards of the beach and Goring greensward.



Key Features

- One Bedroom
- Private Garden
- Ground Floor
- Off Road Parking
- Summer House
- Hard Flooring
- Leasehold - 163 Yrs Remaining
- Bathroom with Shower
- 200 Yards From Beach
- Close to Bus Routes



1 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Entry into hallway to all rooms, lounge with dual aspect and characterful porthole window, fully fitted kitchen with freestanding appliances, window and sink. Double bedroom with fitted wardrobes, bathroom with shower over bath, sink and heated towel rail. Separate W.C with toilet. The property features part stripped wood floorboards and laminate flooring.

EXTERNAL

The property features a wonderful mature garden with various mature shrubs, plants and bushes offering an oasis of colour and tranquility, the owners have installed a shed/summer house to enjoy the garden from within which can also be used as a study space, the property features off road parking for 1 car.

LOCATION

on Sea Place only 200 yards from Goring-By-Sea Seafront with access to the promenade providing great walking routes along the seafront to Sea Lane Cafe which is only 0.8 miles away. Worthing Sailing Club is nearby. Local shopping facilities can be found on Goring Road which is approx 0.6 miles. Bus routes run nearby on Marine Crescent and the nearest station is Durrington-On-Sea.

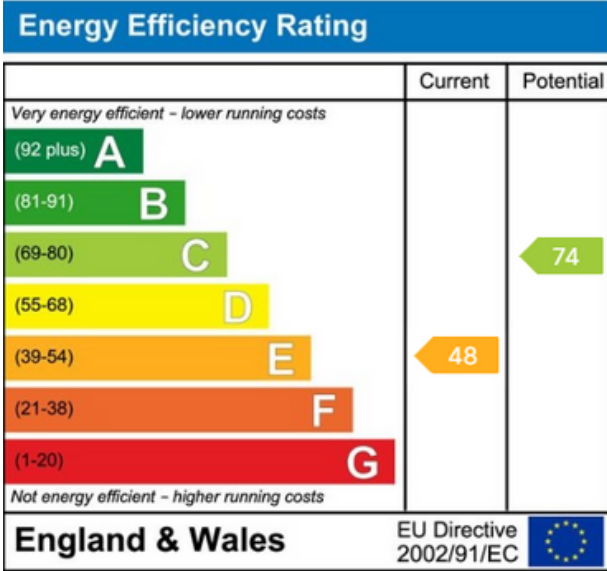
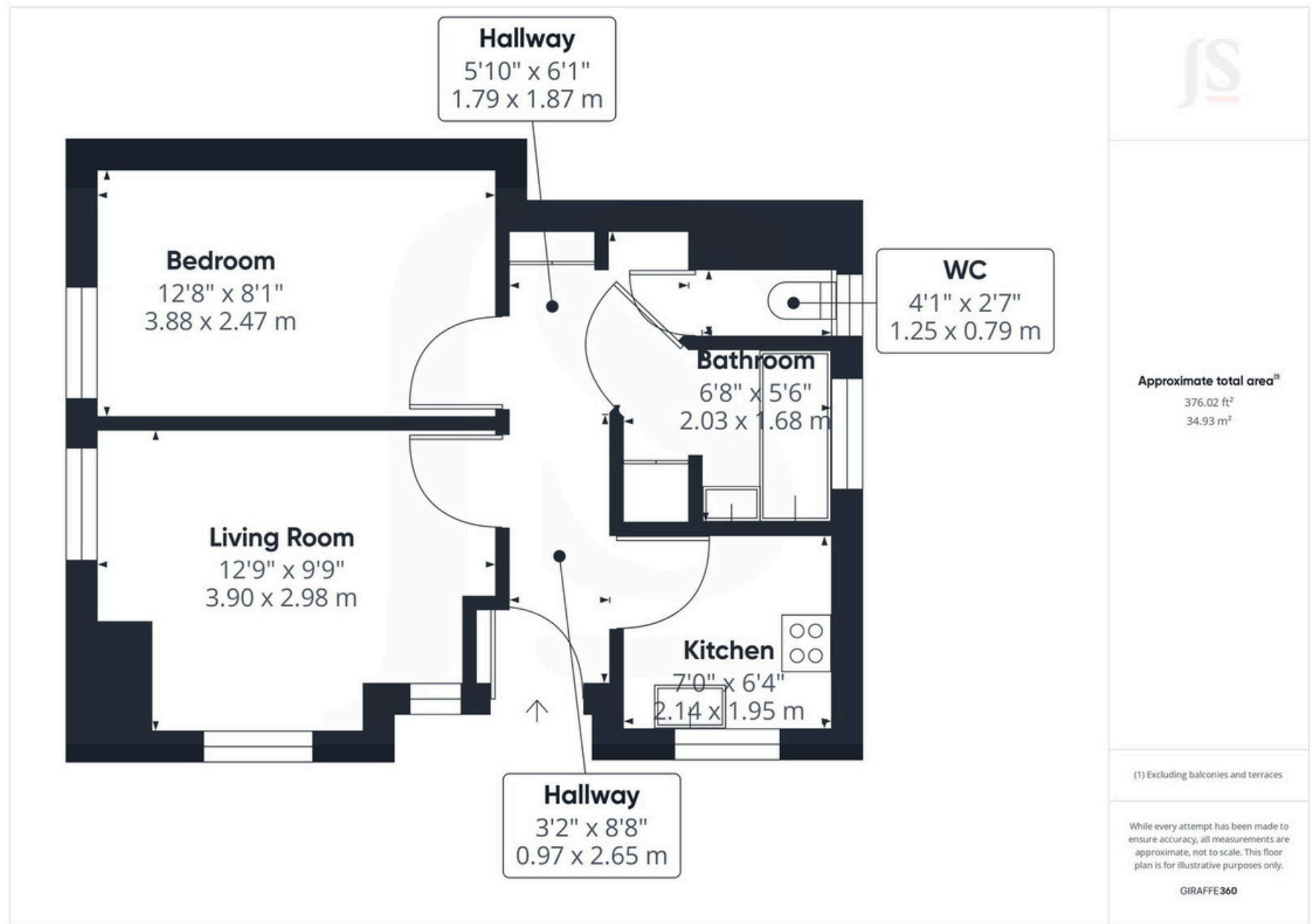
Leasehold - 163 years remaining

Service Charges: 18% of any maintenance on the block as and when required

Council Tax Band

A





Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

Council tax band: D

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.