



Drake House | 21 Eirene Road | Worthing | West Sussex | BN12 4FJ

Offers Over **£300,000**





A superbly presented two-bedroom ground floor purpose built apartment with underground parking in this highly sought after seafront location in Goring by Sea.



Key features:

- A Ground Floor Flat In Seafront Location
- Two Double Bedrooms
- West Facing Lounge/Diner
- Bathroom & Ensuite Shower Room
- Double Glazed & Gas Central Heating
- Underground Car Park
- Security Entry Phone
- Very Well Presented
- Remainder of 10 Year NHBC
- Remainder of 125 Year Lease

 2 Bedrooms

 2 Bathrooms

 1 Living Room

INTERNALLY Entry telephone system allows access to the communal entrance hall. The private door leads to the generously sized 'L' shaped entrance hallway with doors to all rooms and a large storage cupboard. The lounge/diner measure 15'8 x 10'7, faces west and opens to the modern kitchen with a high gloss fitted kitchen with integrated appliances. There is also access from the lounge diner to the west facing sunny courtyard garden. Both bedrooms are large enough to comfortably fit double beds with the master measuring 14'10 x 9' with an en-suite shower room fitted with a walk-in shower, toilet and hand wash basin. The bathroom is also contemporarily fitted with a bath with shower over, toilet and hand basin.

EXTERNALLY The property has a private courtyard garden that faces west and is exceptionally sunny which has lovely views Goring greensward. There is also an allocated parking space and plenty of additional visitors spaces.

SITUATED Located just off Goring Seafront and a 2 minute walk from the beach and the sailing club and within half a mile of the popular Goring Road shopping parade. 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 LEASE: 125 Years from Jan 2013

MAINTENANCE: £144 per month

GROUND RENT: £124 per 6 months

L SHAPED HALLWAY:

MASTER BEDROOM: 14' 10" x 9' 0" (4.52m x 2.74m)

EN SUITE SHOWER ROOM:

BEDROOM TWO 12' 5" x 7' 8" (3.78m x 2.34m)

BATHROOM 5' 6" x 7' 2" (1.68m x 2.18m)

KITCHEN: 11' 6" x 6' 3" (3.51m x 1.91m)

LOUNGE/DINER: 15' 8" x 10' 7" (4.78m x 3.23m)



