



2 Windermere Court | Goring Street | Goring-By-Sea | West Sussex | BN12 5AW

Offers In Excess Of **£325,000**



We are delighted to offer this well presented and spacious ground floor flat to the market situated in the popular Goring Street overlooking Goring Recreation Ground. The property has a private entrance and boasts a 17ft west facing lounge/diner, two bedrooms, modern fitted shower room with separate WC, fitted kitchen, private front and rear gardens & a garage.



Key features:

- Purpose Built Ground Floor Flat
- Two Bedrooms
- 17ft West Facing Lounge/Diner
- Shower Room & Separate WC
- Dual Aspect Kitchen
- Private Front & Rear Gardens
- Garage
- Private Entrance
- Freehold & Low Maintenance
- Close To Shops, Bus Routes & Train

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL A private front door leads to an open hallway with two storage cupboards and doors to all rooms. The lounge/diner is to the front of property and faces west, overlooking the front gardens and towards the recreation ground. The fitted kitchen has a range of wall mounted eye and low level storage cupboards and drawers with space for a range of appliances, inset sink and drainer, storage cupboard and a door leading to the rear garden. The primary bedroom is to the rear of the property with double wardrobes and overlooks the garden and the second bedroom is to the front of the flat. There is a modern fitted shower room with a large walk-in shower and basin set in to a vanity unit and there is a separate WC.

EXTERNAL The property benefits from front and rear gardens; the front garden is laid to lawn with a paved pathway leading to the front door. There rear garden is laid to paving with flowerbed and shrub borders with fenced enclosed boundaries and a side gate and rear gate leading to the garage compound. The property has a garage with up and over door.

SITUATED Positioned In the popular Goring Street overlooking Goring recreation ground with Goring-By-Sea train station 500 yards away. Bus routes runs along adjoining Goring Way and The Aldsworth shopping parade offers convenience stores and other amenities which is 150 yards away. Worthing town centre with its array of restaurants, bars and shopping is approximately 3 miles away.

TENURE Freehold

Maintenance: On a as & when basis

Ground Rent: Nil

HALL

LOUNGE/DINER 17' 7" x 11' 6" (5.36m x 3.51m)

KITCHEN 11' 6" x 8' 9" (3.51m x 2.67m)

BEDROOM 12' 3" x 11' 6" (3.73m x 3.51m)

BEDROOM 10' 1" x 9' (3.07m x 2.74m)

SHOWER ROOM

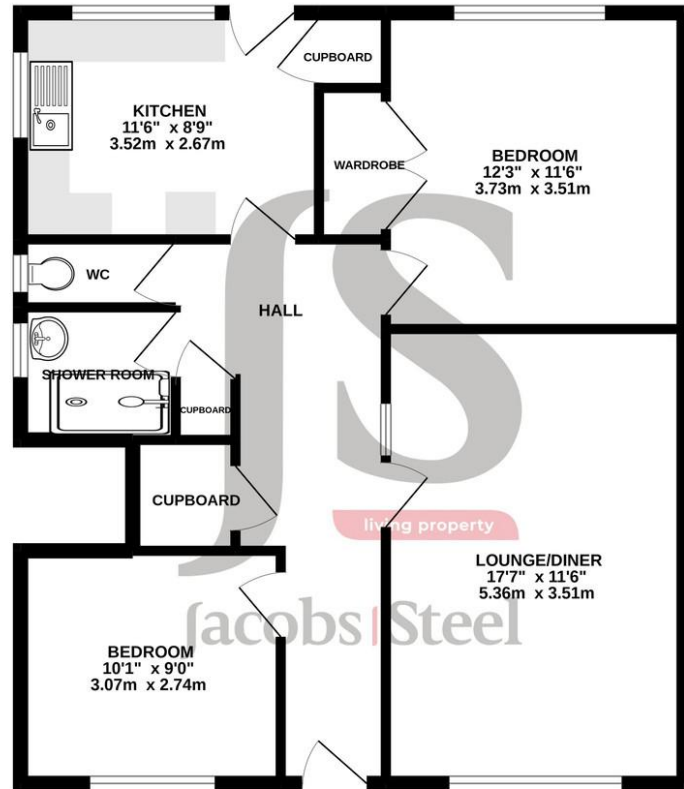
WC

GARAGE

COUNCIL TAX BAND C



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



EPC TO FOLLOW

Property Details:

Floor Area: (TBC) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C