



141a Goring Road | Goring-By-Sea | West Sussex | BN12 4BA  
Asking Price Of **£325,000**





We are delighted to be able to offer a purpose built, ground floor apartment to the market. The property has two double bedrooms, modern fitted kitchen, south facing lounge, south facing sunroom, bathroom and separate WC. The apartment also benefits from a private rear garden, garage and no ongoing chain.



## Key features:

- Ground Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- South Facing Lounge
- South Facing Sunroom
- Bathroom & Separate WC
- Private Rear Garden
- Garage
- No Ongoing Chain
- Close to Goring Road Shopping Facilities

 2 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNAL** Private front door leading into the internal porch with a storage cupboard; secondary door leading into the entrance hall. The entrance hall has a storage cupboard, doors to all rooms and opening into the south facing lounge. The south facing lounge has an electric fire and sliding doors into the south facing sun rooms which has access and over looks the private rear garden. The fitted kitchen has a range of wall and base units with integrated oven, gas hob, sink, drainer, space for washing machine and fridge freezer. Bedroom one and bedroom two are both double bedrooms which are located to the front of the property. The bathroom comprises of panelled bath, shower above, glass screen and wash hand basin, the separate WC is located next to the bathroom.

**EXTERNAL** The south facing private rear garden has been laid to hardstanding patio with raised flower bed borders. There is a seating area located under a pergola, direct access to the driveway which has access to the brick built garage.

**SITUATED** In desirable Goring, the flat is on the 700 bus route and 0.3 miles from Goring shopping parade, offering convenience stores & eateries. The closest train station is Durrington-on-Sea which is 0.6 miles away and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2 miles away.

### ENTRANCE HALL

**LOUNGE** 12' 1" x 15' 5" (3.68m x 4.7m)

### SUNROOM

**KITCHEN** 12' 3" x 10' 7" (3.73m x 3.23m)

**BEDROOM ONE** 13' 1" x 12' 2" (3.99m x 3.71m)

**BEDROOM TWO** 10' x 11' 7" (3.05m x 3.53m)

### BATHROOM

### SEPERATE WC

### GARAGE

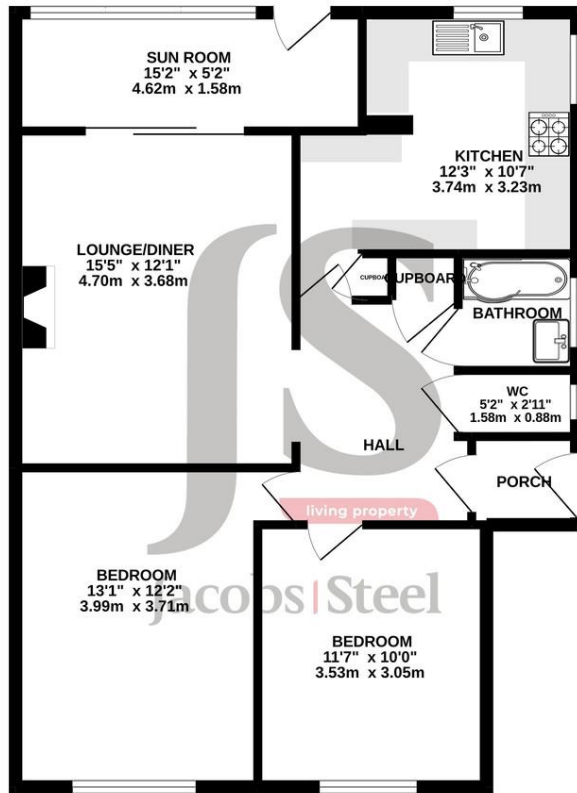
**TENURE** 85 years remaining

Ground Rent: £75 per annum

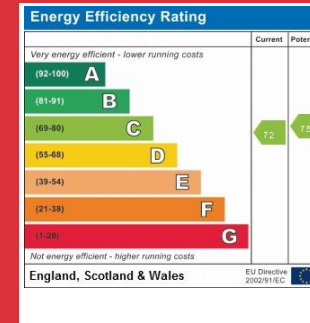
Service Charge: 50/50 with upstairs



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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## Property Details:

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

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.