



Sea Place, Goring-by-sea, Worthing, BN12 4BS

Asking Price Of £365,000



We are pleased to offer a luxurious maisonette with private entrance leading to the upstairs large accommodation, with access to the lounge, two double bedrooms, clean and contemporary bathroom with separate WC, and modern equipped and practical kitchen. The property has a very large beautiful, well maintained and easy to manage south facing garden.



Key Features

- CHAIN FREE
- Two Bedroom First Floor Maisonette
- Private Entrance
- Private South Facing Rear Garden
- Garage
- Off Road Parking
- Close to Goring-By-Sea Seafront
- Close to Local Shopping Facilities
- Freehold
- Modern Kitchen



2 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

The lounge is bright and spacious, providing ample room for both living and dining furniture, featuring a rear-facing double-glazed window and laminate flooring. The main bedroom is a generous double with a front-facing double-glazed window, laminate flooring, and built-in wardrobes and storage. The second bedroom is also a large double, featuring a front-facing double-glazed window and laminate flooring. The modern bathroom includes a vanity unit with a wash hand basin, a paneled bath with an overhead shower and glass screen, laminate flooring, tiled walls, a heated towel rack, and a rear-facing double-glazed window. The WC is fitted with a push-button toilet, laminate flooring, tiled walls, and an obscure side-facing double-glazed window. The kitchen is contemporary, equipped with a range of wall and base units, complementing worktops, a side-facing double-glazed window, tiled flooring, and splash backs. There is sufficient space and plumbing for appliances, a stainless-steel inset sink with a mixer tap and drainer, and a door leading to a utility area. The utility room offers space and plumbing for appliances, a rear-facing double-glazed window, and a storage cupboard.

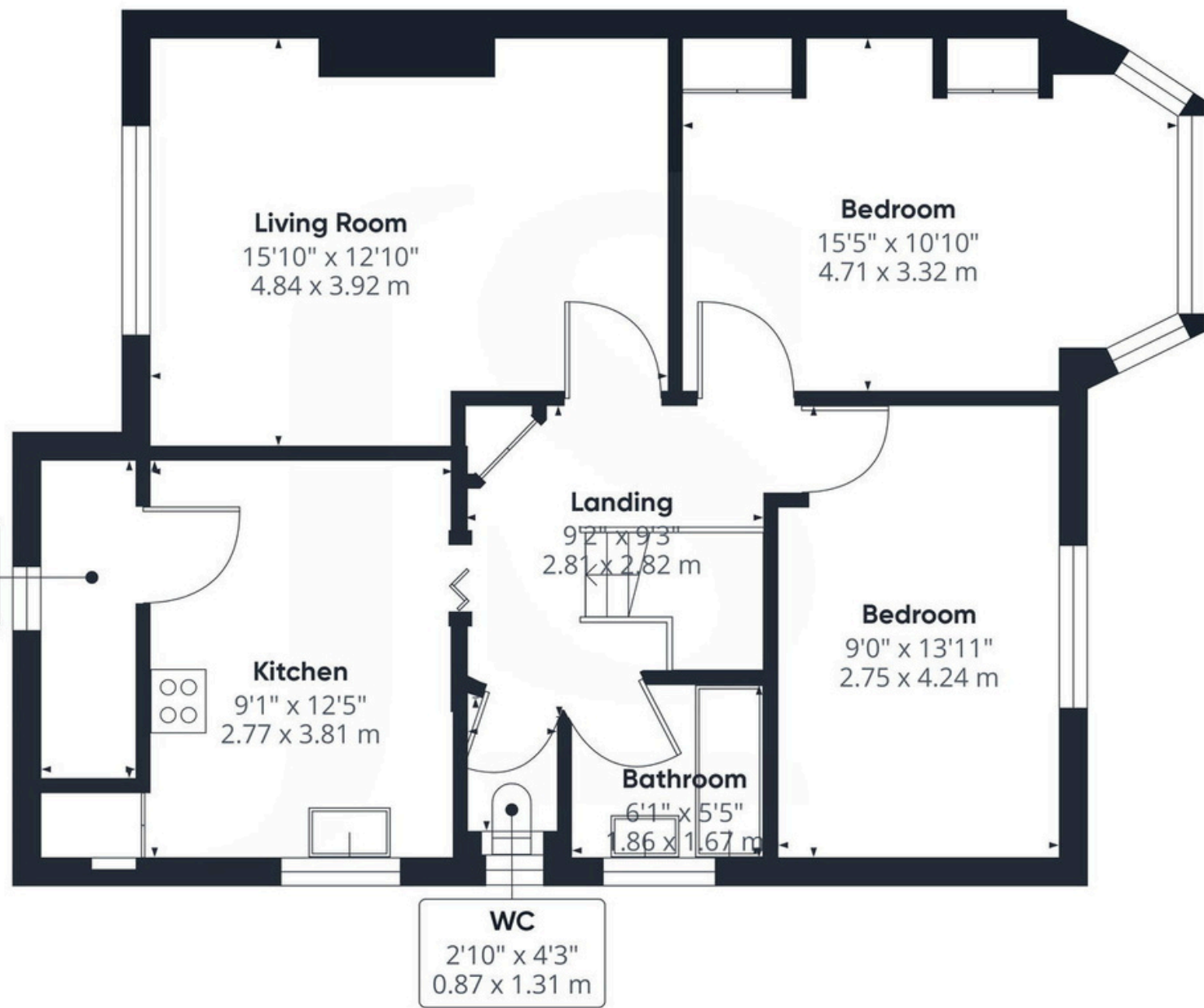
EXTERNAL

The property benefits from a private south facing garden which offers a patio area, section laid to lawn, floral and shrub borders and timber gate giving access to the driveway leading to the garage. The garage offers an up and over door.

LOCATION

In the popular Sea Place, this Chalet bungalow is a short distance to Goring Road shopping facilities offering coffee shops, convenience stores, banks & a pharmacy. Bus routes run on adjoining Goring Road and the seafront is under 300 meters away. The closest train station is Durrington-On-Sea which is approximately 0.7 miles away and Worthing town centre is 1.7 miles away.





Approximate total area⁽¹⁾
731.62 ft²
67.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 77 sqm)

Tenure: Freehold

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.