



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

Offers Over **£270,000**







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:**

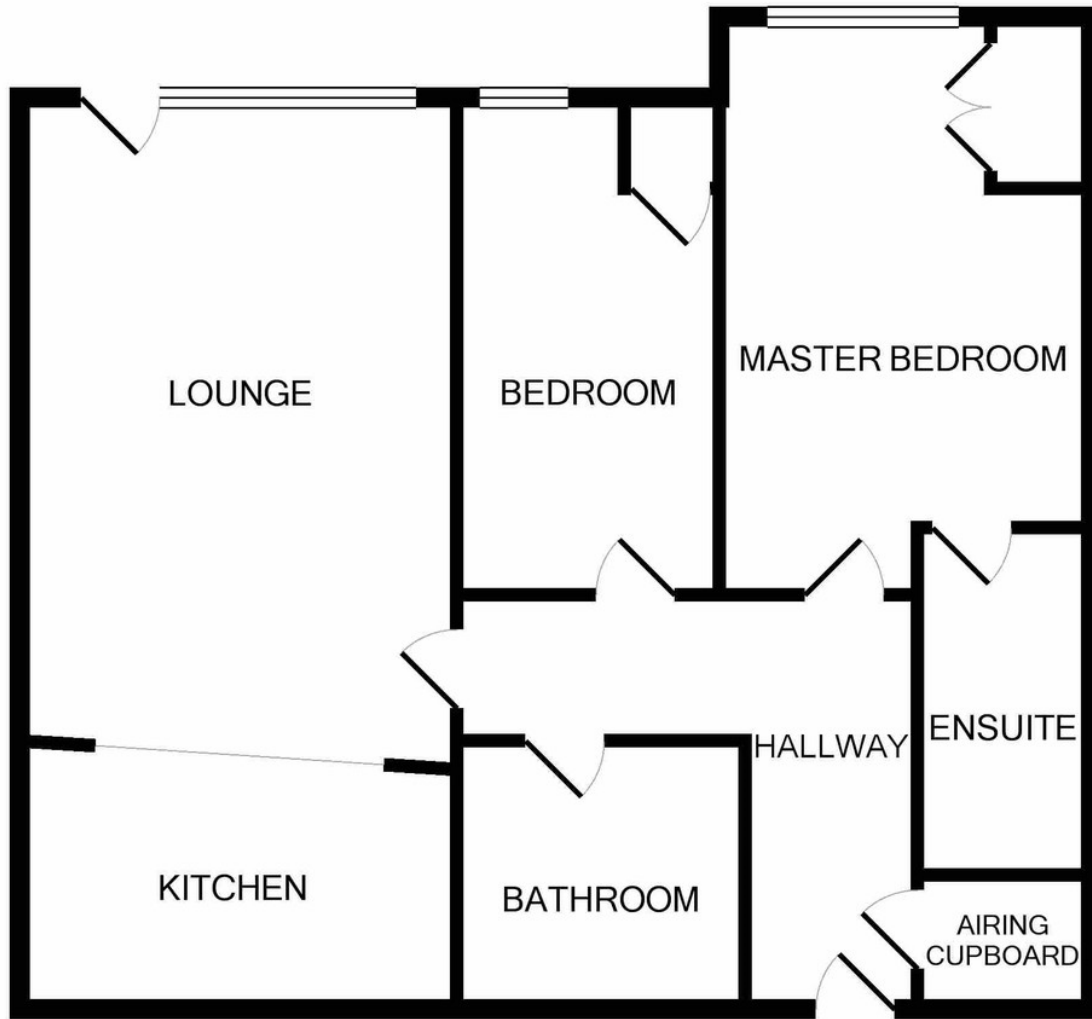
**BEDROOM TWO** 12' 5" x 7' 8" (3.78m x 2.34m)

**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)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		83	83

## Property Details:

Floor Area: 635 sq ft (59 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band C

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.