



Homesearle House, Goring Road, Goring-by-Sea, Worthing, BN12 4PW
Asking Price of £120,000



We are pleased to be able to offer a ground floor, retirement flat to the market. The property offers one double bedroom, South facing lounge, south facing patio, modern fitted kitchen and modern shower room. The property benefits from no onward chain, long lease on completion and close to local bus routes and shopping facilities.



Key Features

- Ground Floor Retirement Apartment
- One Bedroom
- Modern Kitchen
- South Facing Patio
- Shower Room
- Close To Goring Road Shopping Facilities & Bus Routes
- House Manager On Site Monday - Friday
- CHAIN FREE



1 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance hall with access to all rooms. The south facing lounge offers views and a door out to the patio and beautiful communal gardens. Opening into the modern kitchen. The modern kitchen offers white wall and base units, built in oven, microwave, electric hob, space for fridge/ freezer, sink and drainer. The bedroom is also south facing and offers built in wardrobes. The shower room comprises of shower with seat, wash hand basin with storage and WC.

The apartment benefits from a south facing patio. The retirement development has a house manager onsite Monday to Friday and also offers a good range of communal facilities including a residents lounge, laundry room, guest suite and well presented communal gardens along with car parking facilities. The block is wheelchair accessible.

LOCATION

On Goring Road just 700m from Goring seafront and greensward. Bus routes run along Alinora Crescent and Goring Road with local shops approximately 200m away on Goring Road offering eateries, convenience stores and pharmacies. The closest train station is Durrington-On-Sea, positioned 700m away and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

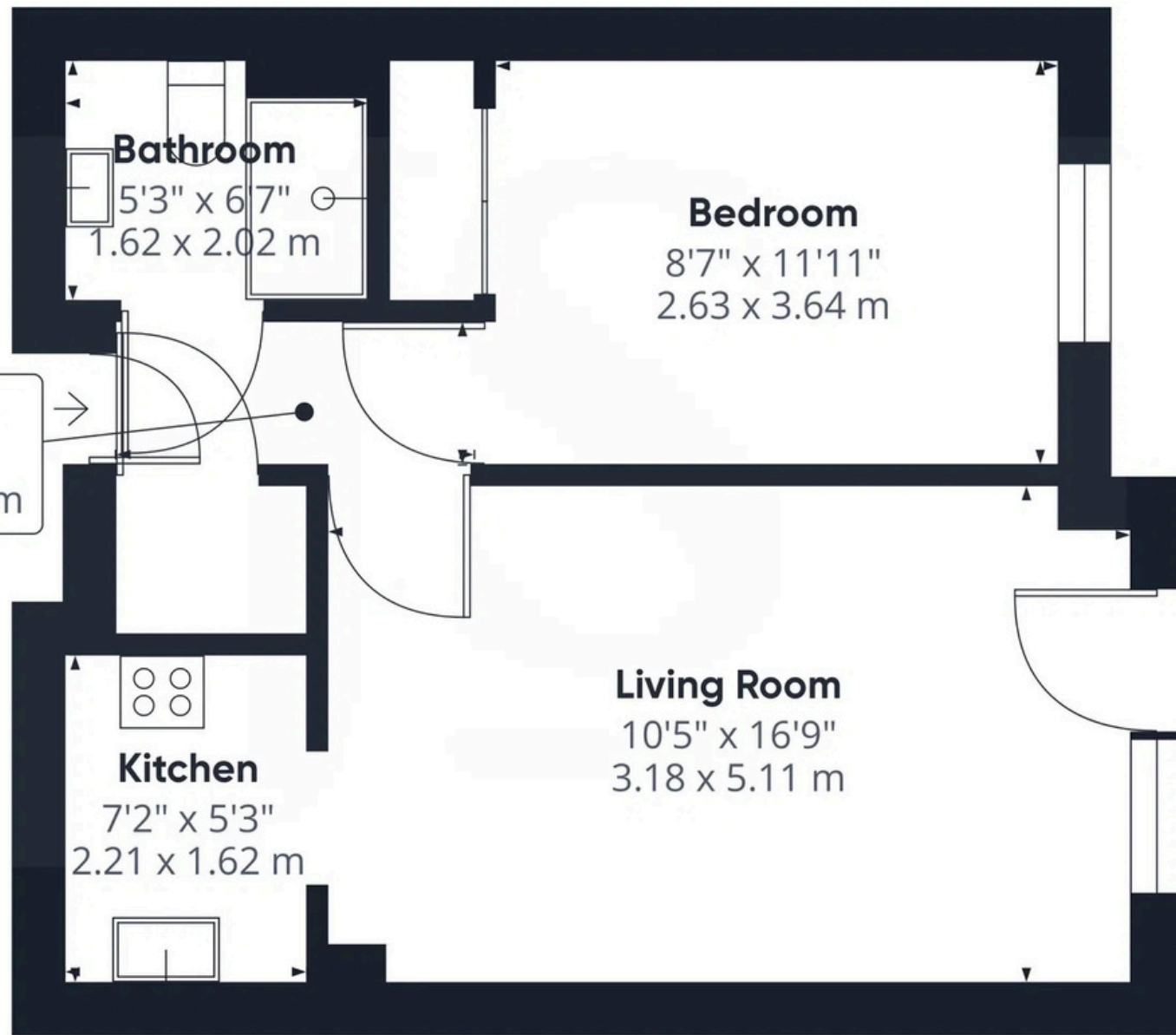
TENURE

Lease: 120 years remaining

Service Charge: £1272 per half year = £2544 p.a.

Ground Rent : £227 per half year = £454 p.a.





Approximate total area⁽¹⁾
401.5 ft²
37.3 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	83	83
(69-80) C		
(55-68) D		
(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: 40 sqm)

Tenure: Leasehold

Council tax band: A

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.