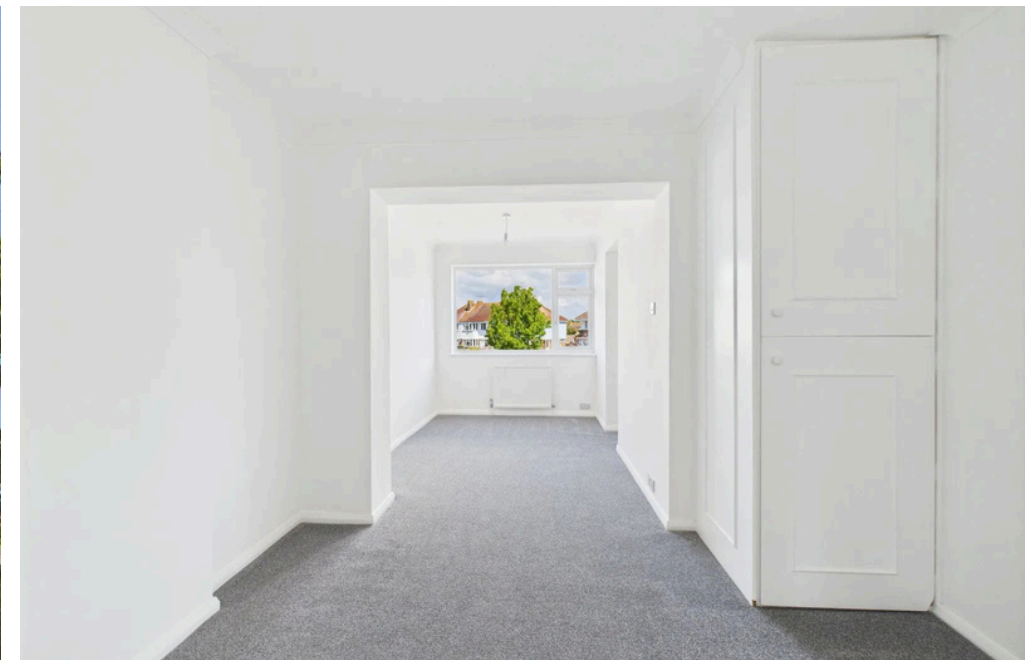




Jupps Lane, Goring-by-Sea, Worthing, BN12 4TS
Guide Price £235,000



We are pleased to present this FREEHOLD first-floor apartment, recently totally renovated and redecorated and now available on the market. This property boasts two bedrooms, a through lounge/dining room, brand new modern kitchen and bathroom. Additional benefits include allocated parking, a private garage and large garden. Offered with no onward chain, this apartment presents an ideal opportunity for both first-time buyers and investors alike.



Key Features

- FREEHOLD
- Chain Free
- Recently Decorated
- Garage
- Allocated Parking Space
- Private Garden
- Private Entrance
- Two Bedrooms
- First Floor Flat
- Close To local Shopping Facilities



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Accessed via a private front door, stairs lead to the first-floor landing with doors opening to all rooms. Situated at the front of the property are two bedrooms, including a generously sized primary bedroom featuring a bay window. To the rear is the bright and spacious lounge/dining room, complete with access to an airing cupboard. This room opens into the modern, refitted kitchen, which offers a range of white wall and base units, an integrated oven, electric hob, spaces for appliances, a gas-fired boiler, and a sink with drainer. The bathroom is fitted with a bath and overhead shower, a wash hand basin, vanity unit and WC. Also included is gas fired central heating.

EXTERNAL

The property boasts a generously sized garden to the front and side, with potential to fence off the area to create a private outdoor space. Mature hedges surround this attractive corner plot, with a pathway leading to the private front door. Additional benefits include a shared driveway with the ground floor flat, an allocated parking space conveniently positioned next to the fence, and a garage with an up-and-over door for secure parking or storage.

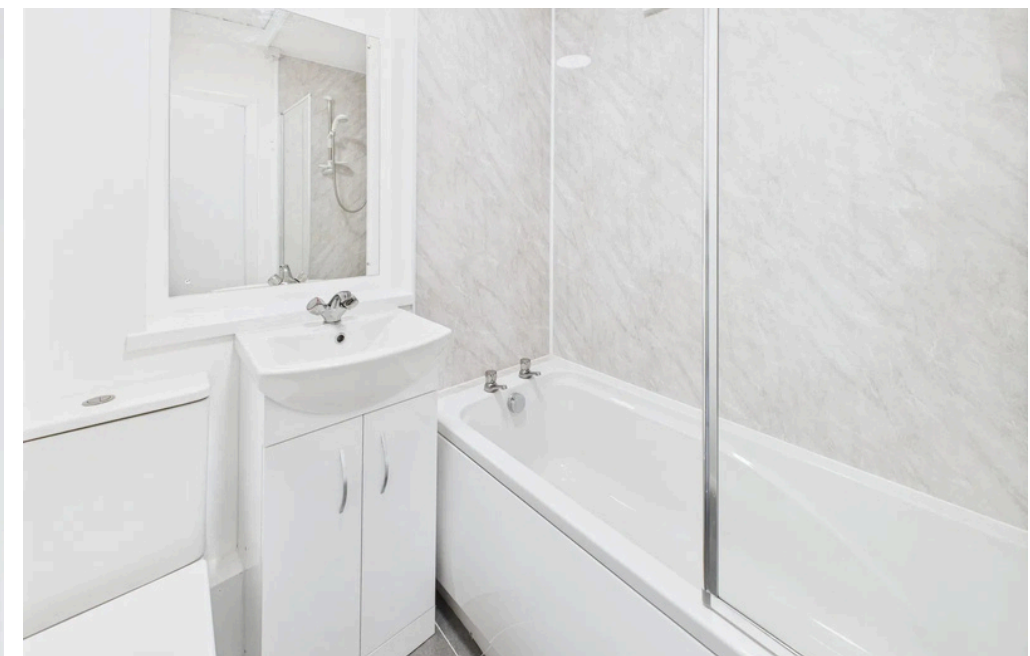
SITUATED

Situated in sought after Goring by Sea close to Aldsworth shopping facilities. Goring Seafront is approximately 3/4 of a mile away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just over two and a half miles away. The nearest railway station is Goring by Sea which offers direct mainline services to London Victoria, Brighton & Chichester which is approximately three quarters of a mile away. Bus services run nearby on Goring Way.

TENURE

FREEHOLD

Maintenance: Split 50/50 with the ground floor flat on an as and when basis.





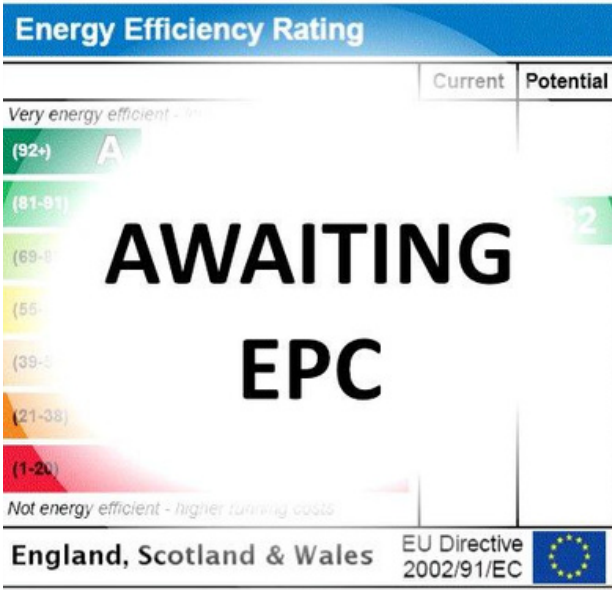
Approximate total area¹⁸
537.86 ft²
49.97 m²

(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



Property Details:

Floor area (as quoted by EPC: tbc 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.

