



**Chesham Close, Goring by Sea, Worthing, BN12 4BJ**

**Offers Over £350,000**



We are thrilled to present to the market this ground-floor apartment, offering a range of appealing features. The property boasts a south-facing private garden, two spacious double bedrooms, a bright south-facing lounge, fitted kitchen, shower room and a separate WC. Conveniently located in a quiet cul-de-sac, it is just a short stroll from Goring Road shops and Goring Seafront. The property is being sold with no onward chain, making it an excellent opportunity for buyers.



## Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- South Facing Lounge
- Fitted Kitchen
- FREEHOLD
- South Facing Rear Garden
- Chain Free
- Quiet Cul De Sac
- Close To Goring Road Shops
- Walking Distance To Bus Routes



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

The property features a private front door opening into an entrance porch, which leads to the main entrance hall. From here, you can access all rooms. At the front of the property, the primary bedroom boasts ample fitted wardrobes and a charming bay window. Adjacent to it is the second bedroom, which also benefits from a bay window, adding to the property's appeal. The lounge is positioned to face south, providing an abundance of natural light from the south facing window and door that open directly to the rear garden. creating a bright and inviting space. The shower room has been recently refurbished and includes a walk-in shower with a sleek glass screen, as well as a modern washbasin. The WC is conveniently located next to the shower room. The fitted kitchen offers a range of wall and base units, along with designated spaces for a fridge/freezer and washing machine. It also includes a built-in oven with a gas hob, a sink with a drainer, and access to a larder. Additionally, there is a cupboard housing the gas-fired combi boiler and a door leading out to the rear garden.

### EXTERNAL

The front area features a paved layout complemented by floral borders, a pathway leading to the front door, and access to a side gate. The south-facing rear garden is also paved, adorned with floral borders, and includes a timber shed. It offers ample space for outdoor furniture, making it ideal for dining or relaxation.

### SITUATED

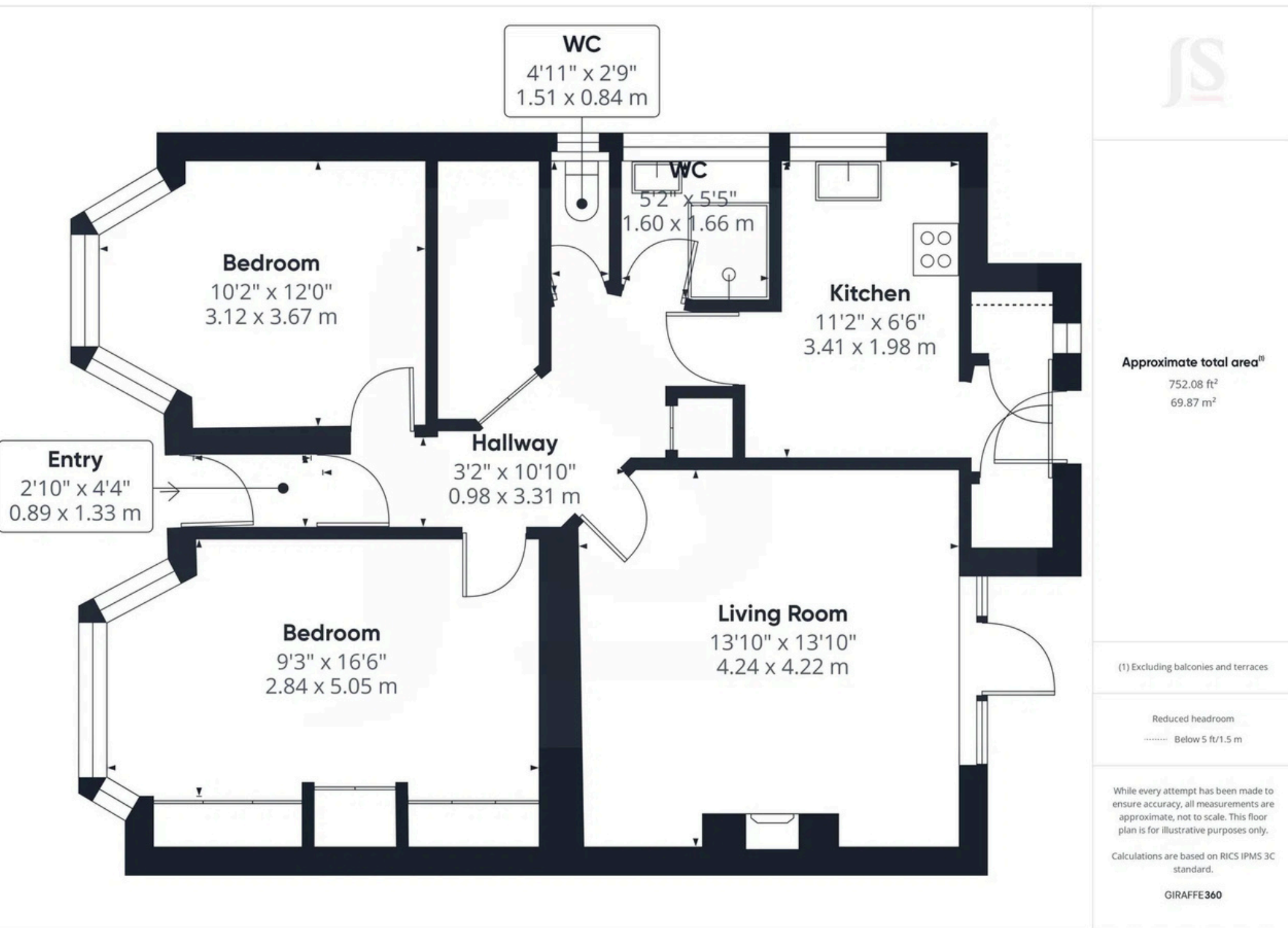
in the sought-after Chesham Close, Goring-By-Sea, the seafront is just 0.3 miles away at the bottom of Sea Place. West Worthing High Street is within walking distance, offering a range of amenities, including convenience stores, eateries, banks, and a pharmacy, as well as access to mainline bus routes along the nearby Goring Road. The nearest train station, Durrington-On-Sea, is conveniently located 0.6 miles away, while Worthing town centre, with its extensive selection of shops, restaurants, and theatres, is approximately 1.5 miles away.

Tenure

Freehold

As & When Basis split with upstairs





## Property Details:

Floor area (as quoted by EPC: TBC sqft)

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.