



Goring Road, Goring-by-sea, Worthing, BN12 4PH
Asking Price £275,000



We are delighted to present this spacious first-floor apartment to the market. The property features three well-proportioned bedrooms, a bright and airy lounge/dining room, a fitted kitchen, and a bathroom. This rare freehold flat also benefits from a private section of the front garden and off-road parking. Conveniently located, the apartment is just a short walk from the amenities of Goring Road Shopping Facilities, with excellent local bus routes nearby for easy access to surrounding areas.



Key Features

- First Floor Apartment
- Three Bedrooms
- Private Entrance
- Garden to the Front
- Off Road Parking
- South Facing Lounge/ Dining Room
- Fitted Kitchen
- Bus Routes Nearby
- Local Shopping Facilities Nearby
- CHAIN FREE



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Enter through a private front door into a welcoming entrance hall, which provides access to an under-stairs cupboard and stairs leading to the first-floor landing. The dual-aspect lounge/dining room is bright and spacious, complete with a serving hatch into the kitchen, perfect for easy serving and interaction. The fitted kitchen is equipped with a range of wall and base units, space for all necessary appliances and a sink with a drainer. The property offers three bedrooms, with the primary bedroom benefiting from dual-aspect windows, allowing for plenty of natural light. The modern bathroom features a bath with a shower above, a wash hand basin, and a WC, completing the well-appointed living space.

LOCATION

The property is ideally situated in the popular area of Goring, within easy walking distance of the seafront and the local shops on Goring Road. Both West Worthing and Durrington railway stations are just a short distance away, with bus services also conveniently running along Goring Road. Worthing Town Centre, offering a wide range of shopping amenities, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately two and a half miles away.

TENURE

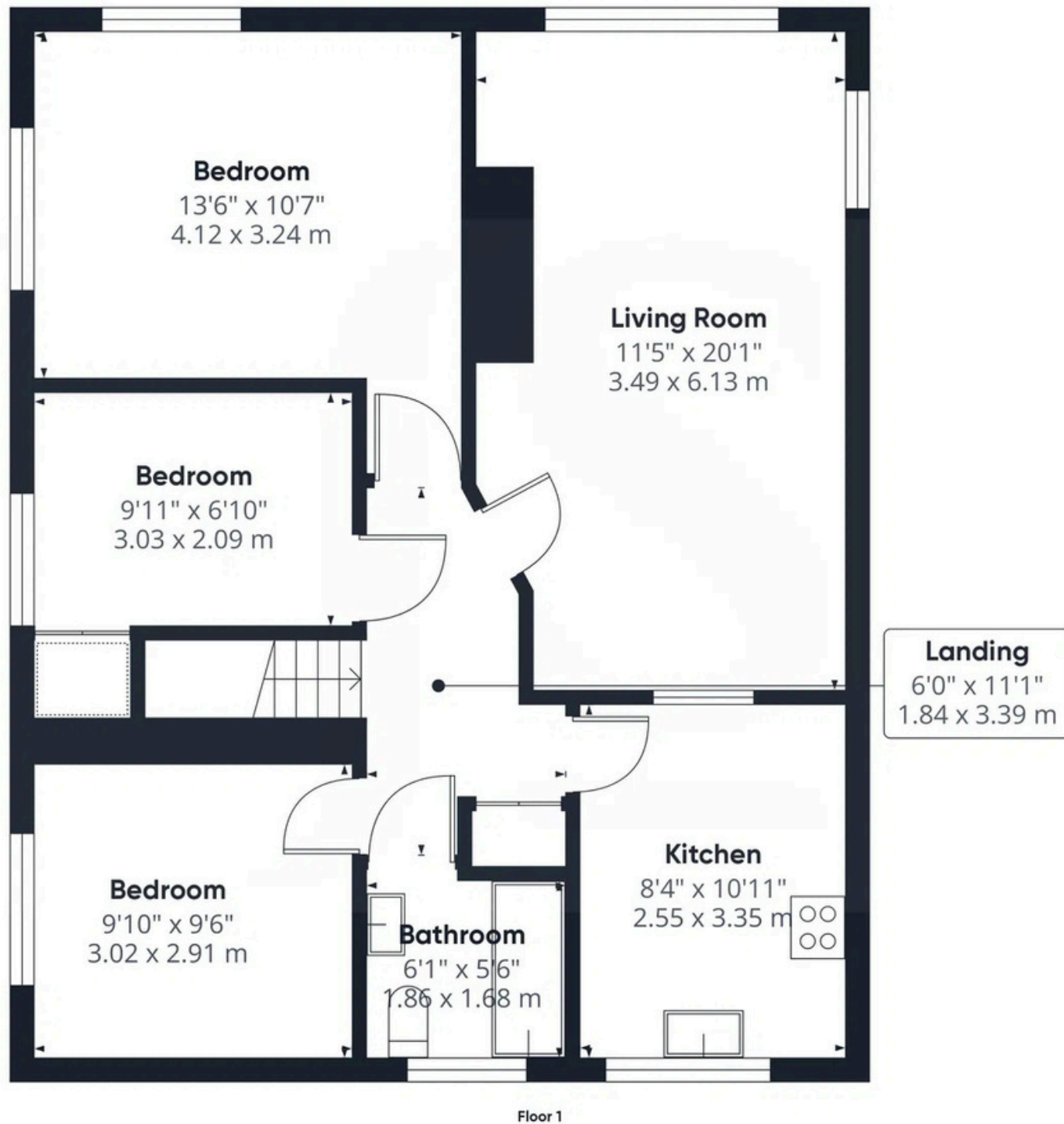
FREEHOLD

Service Charge: As & When you are responsible for your part of the property.

EXTERNAL

The property benefits from a private section of the front garden, which has been beautifully laid to shingle and is bordered by hedges, providing space with room for outdoor furniture. Additionally, there is off-road parking and convenient access to a storage shed, offering extra practicality and storage.





Approximate total area^m
716.44 ft²
66.56 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.

GIRAFFE 360



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 71 | 74 |
| (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): 75 sqm

Tenure: freehold

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.