



38 Sunningdale Court, Jupps Lane, Worthing, BN12 4TU  
Guide Price £245,000





We are delighted to present this top-floor apartment to the market. The property features two spacious double bedrooms, a bright south-facing lounge/dining room with a balcony, a fully fitted kitchen, and a separate bathroom and WC. Additionally, the apartment benefits from a long lease and includes a garage within the compound. Conveniently located, the property offers easy access to local shopping amenities, bus routes, and Goring-by-Sea Railway Station.





## Key Features

- Top Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen
- Bathroom & Seperate WC
- South Facing Lounge/ Dining Room
- South Facing Balcony
- Garage in Compound
- Close To Local Bus Routes
- Close To Local Shopping Facilities



**2 Bedrooms**



**1 Bathroom**



**1 Reception Rooms**

### INTERNAL

Upon entering through the communal front door, stairs lead to the second floor (top floor) where the apartments front door opens into an entrance hall, providing access to all rooms and a convenient storage cupboard. The bathroom features a bath with a shower above, a wash hand basin with storage below and the WC is positioned adjacent to the bathroom. The south-facing lounge/dining room is bathed in natural light, thanks to its large windows, and offers direct access to a private balcony. The fitted kitchen is equipped with wall and base units, a built-in oven with an electric hob, space for appliances and room for a small table and chairs. The apartment offers two double bedrooms, with the primary bedroom benefiting from built-in storage.

### EXTERNAL

The property benefits from south facing balcony overlooking the beautiful gardens. Communal ground surround the property. The garage can be found in the garage compound. Visitor parking can be found around the development.

### LOCATION

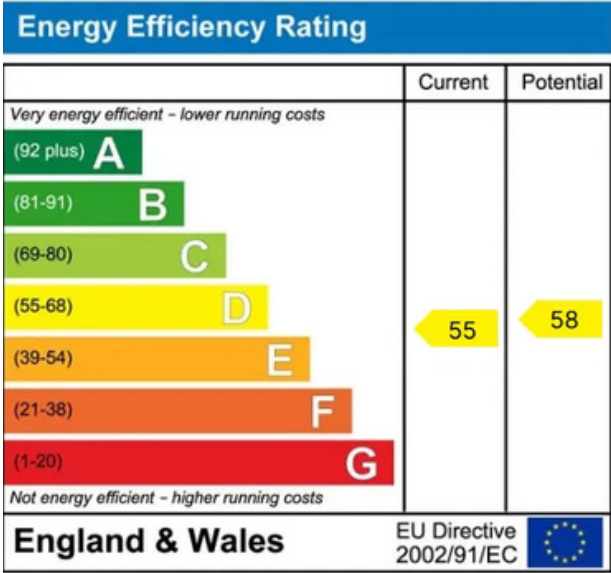
in the popular residential area of Goring-By-Sea, this property is just 0.4 miles from local shops and restaurants along Goring Road. The nearest railway station, Goring-By-Sea, is approximately 0.5 miles away. Additionally, the 700 Stagecoach Coastliner bus stop is conveniently located nearby on Jupps Lane, with other local bus routes also accessible in the area

Lease: 126 years remaining  
Service Charge: ££2094 per year  
Ground Rent: N/A



To book a viewing contact us on: 01903 506080 | [westworth@jacobs-steel.co.uk](mailto:westworth@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



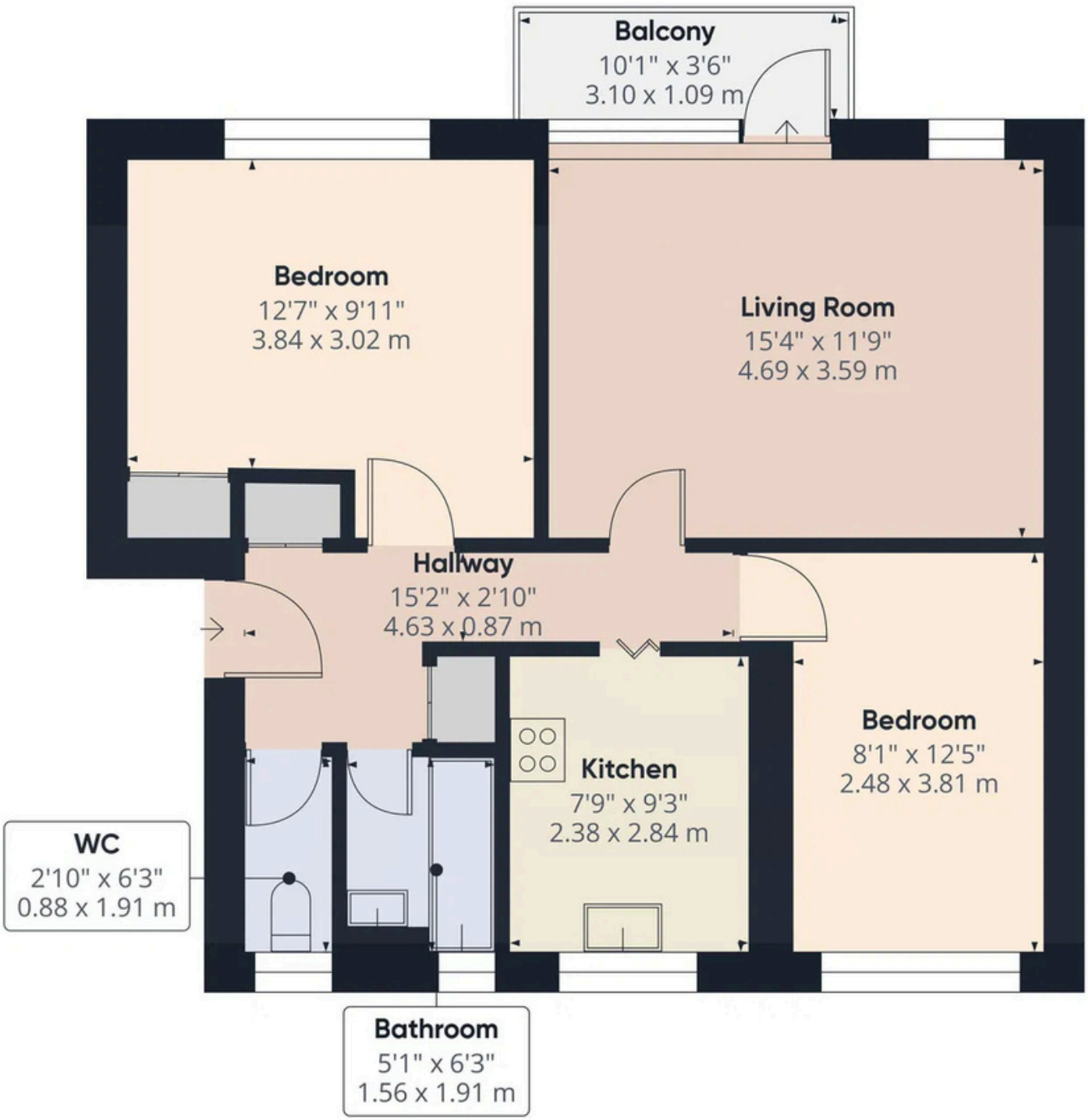


## Property Details:

Floor area (as quoted by EPC: 62 sqm

Tenure:Leasehold

Council tax band: B



**Approximate total area<sup>(1)</sup>**

630.77 ft<sup>2</sup>  
58.6 m<sup>2</sup>

**Balconies and terraces**

36.06 ft<sup>2</sup>  
3.35 m<sup>2</sup>

(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.

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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.

