



35, Chichester House 1, The Waterfront | | Goring-By-Sea  
LDN10 4ED



ESTATE AGENT



## 35, Chichester House 1, The Waterfront | | Goring-By-Sea | BN12 4FB

£799,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE PENTHOUSE APARTMENT, OCCUPYING PART OF THE SECOND FLOOR OF THIS PURPOSE BUILT BLOCK OF FLATS BUILT CIRCA. 2015. THE FLAT BENEFITS FROM THE USE OF PASSENGER LIFT, VIDEO ENTRY PHONE SYSTEM, ENTRANCE HALL, 25' SOUTH FACING LOUNGE/DINING ROOM, 14' MODERN KITCHEN, MODERN BATHROOM, EN-SUITE TO THE MAIN BEDROOM, ROOF TERRACE AND TWO ALLOCATED UNDERGROUND PARKING SPACES. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENTS. NO UPWARD CHAIN.

- PASSENGER LIFT
- 25' SOUTH FACING LOUNGE/DINER
- ROOF TERRACE WITH SEA VIEWS
- VIDEO ENTRY PHONE SYSTEM
- 14' MODERN KITCHEN
- TWO ALLOCATED UNDERGROUND PARKING SPACES
- ENTRANCE HALL
- FULLY TILED BATHROOM
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MAIN BEDROOM

Front door leading to:

### **ENTRANCE HALL** **18'9" in length (5.73 in length)**

Video entry phone system, central lofted oval roof light, door off entrance hall to airing cupboard housing pressurised hot water tank, slatted shelving over, door off entrance hall to storage cupboard with work top, space and plumbing for washing machine under, shelving over, hard wood flooring with under floor heating, LED down lighting.

Door off entrance hall to:

### **LOUNGE/DINING ROOM** **25'0" x 15'1" (7.63 x 4.61)**

Being of irregular shape, having panoramic views to the front of Worthing Beach, Worthing Pier and The English Channel, hard wood flooring with under floor heating, kitchen measuring 4.31 x 2.89 ( 14'1" x 9'5" ) comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite work top, range of slow closing cupboards under, slimline pull out spice drawer, built in slimline ' ZANUSSI ' dishwasher to the side, matching granite back splash, complimented by matching wall units over with under counter lighting, built in ' ZANUSSI ' double electric oven to the side, storage cupboards under and over, pull out storage cupboard to the side, built in integrated ' ZANUSSI ' fridge and freezer to

the side, storage cupboard over, adjacent free standing island with granite work top, inset ' ZANUSSI ' four ring induction hob, range of slow closing drawers and cupboards under, tiled flooring with under floor heating, spot lighting, clean air filtration system.

Two sets of double glazed bi-fold doors to the front having a favoured southerly aspect to:

### **ROOF TERRACE** **98'5" in width (30' in width)**

Laid to decking, surrounded by steel and glass balustrade, with panoramic views of Worthing Beach, Worthing Pier and The English Channel.

Door off entrance hall to:

### **BEDROOM 1** **13'1" x 12'11" (3.99 x 3.95)**

Double glazed windows to the side having an easterly aspect with direct views of Worthing Beach, Worthing Pier and The English Channel, hard wood flooring with under floor heating, built in double doored ward robe with hanging and shelving space.

Door off bedroom 1 to:

### **EN-SUITE SHOWER ROOM**

Being fully tiled, comprising wall mounted wash hand basin with contemporary style

mixer tap, low level wc, heated hand towel rail, frosted double glazed window, tiled flooring, spot lighting, extractor fan, step in fully tiled double shower cubicle with built in shower and separate shower attachment, sliding glass shower screen.

Door off entrance hall to:

### **BEDROOM 2** **12'7" x 10'11" (3.84 x 3.33)**

Double glazed windows to the side having a westerly aspect with direct views of Worthing Beach and The English Channel, hard wood flooring with under floor heating.

Door off entrance hall to:

### **BATHROOM**

Being fully tiled, comprising panelled bath with mixer tap with separate shower attachment, wall mounted wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, display shelf, tiled flooring, spot lighting, clean air filtration system.

### **UNDERGROUND PARKING**

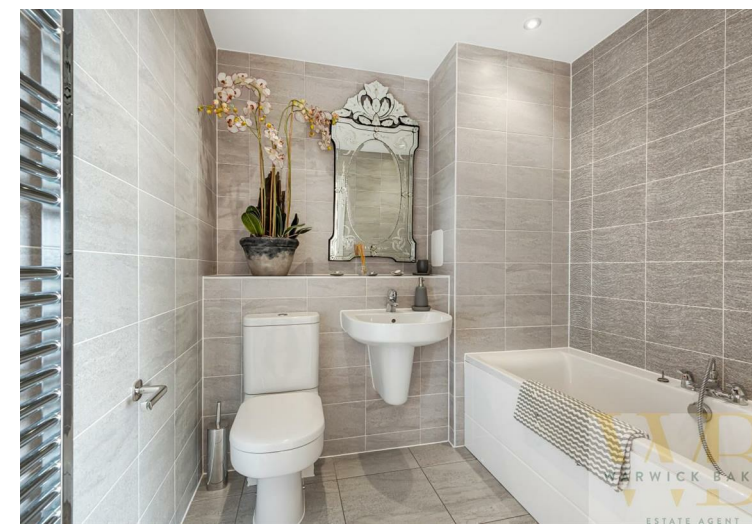
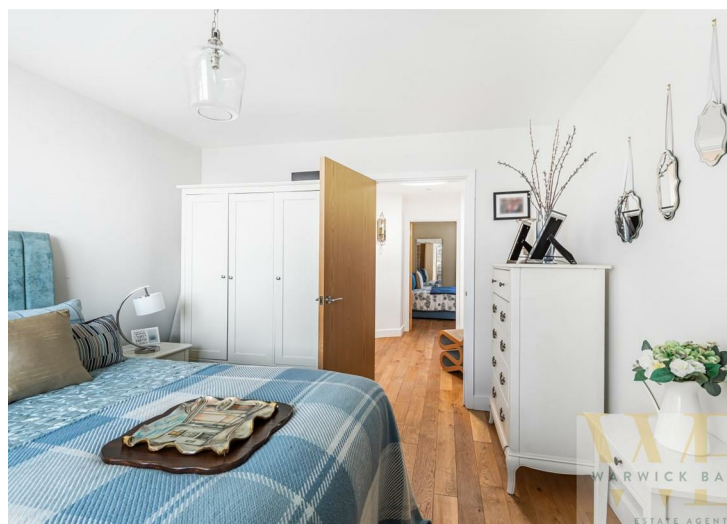
Two allocated parking spaces No: 37.

### **OUT GOINGS**

MAINTENANCE:- £1750 PER ANNUM

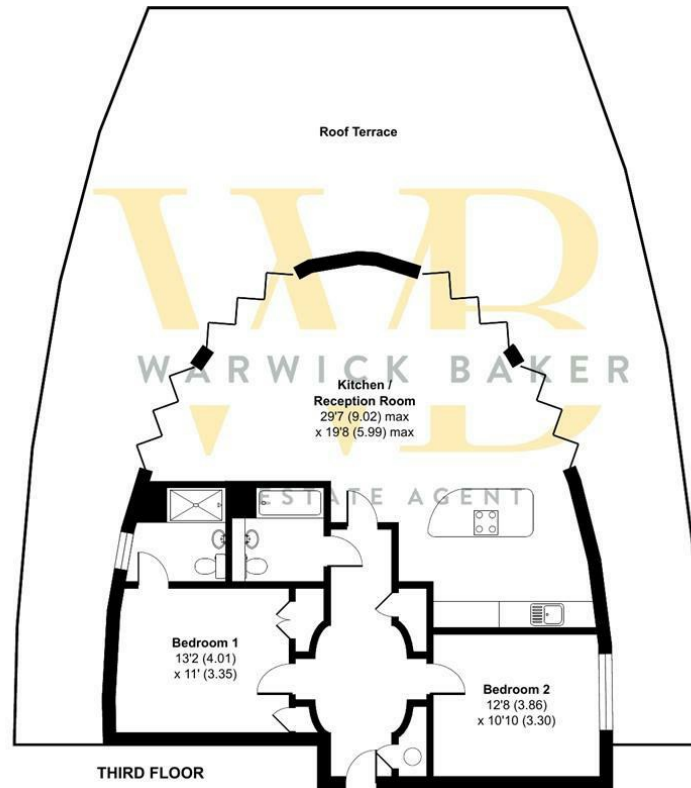
GROUND RENT:- £300 PER ANNUM

LEASE:- 125 YEARS FROM 2015

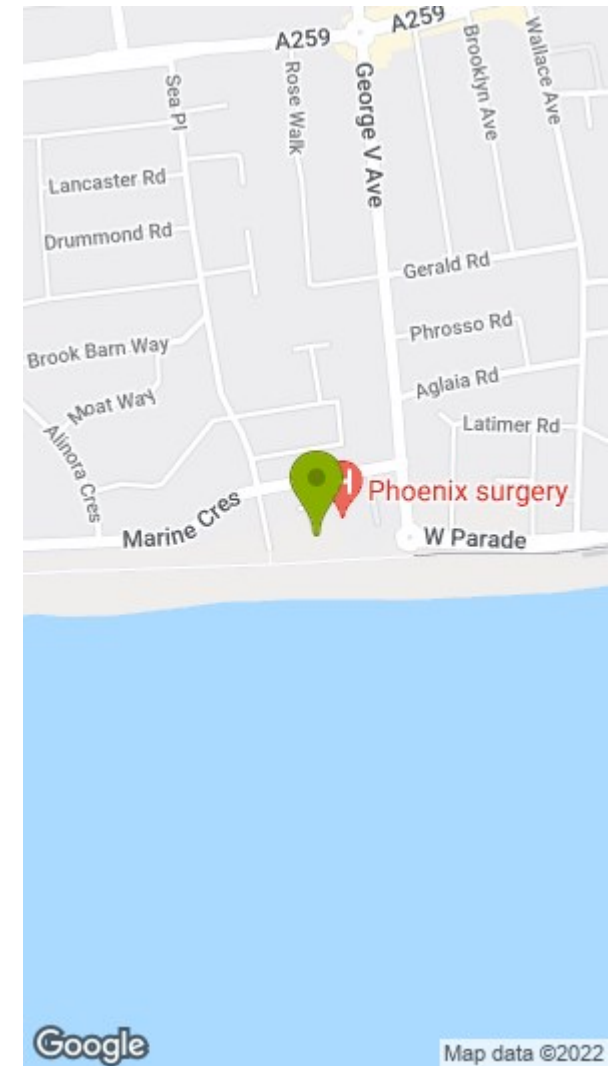


# The Waterfront, Goring-by-Sea, Worthing, BN12

Approximate Area = 1250 sq ft / 116.1 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 839668



## Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	