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

WARWICK BAKER
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, built in single door wardrobe with shelving space.

Door off bedroom 1 to:

OUTGOINGS
MAINTENANCE:- £1750 PER ANNUM

GROUND RENT:- £300 PER ANNUM

LEASE:- 125 YEARS FROM 2015

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 sower 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.

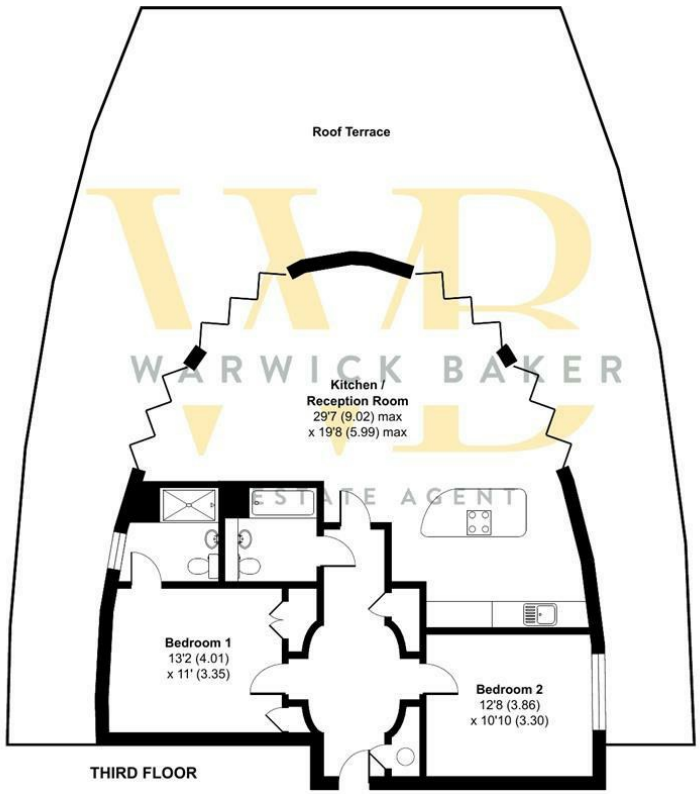
UNDERGROUND PARKING
Two allocated parking spaces No: 37.

LEASEHOLD
Lease Start Date BETA 01/01/2013
Lease End Date BETA 01/01/2138
Lease Term BETA 125 years from 1 January 2013
Lease Term Remaining BETA 115 years

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

Approximate Area = 1250 sq ft / 116.1 sq m

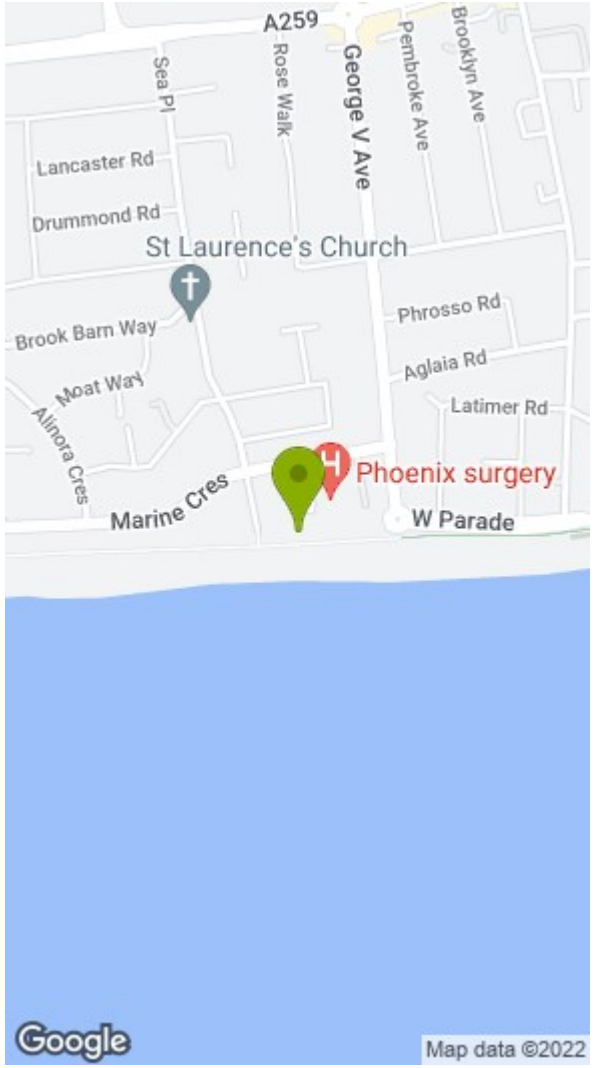
For identification only - Not to scale

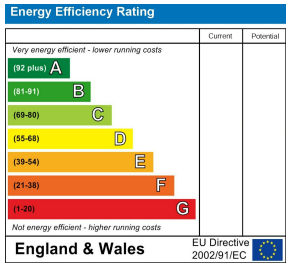


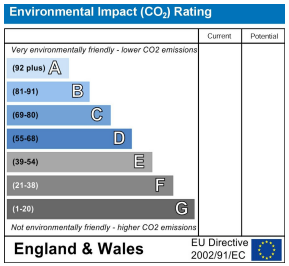
WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 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