



Offers In Excess Of  
**£425,000**  
Leasehold - Share of

## 22 Sea Place, Goring-By-Sea,

- Ground Floor Apartment
- Two Bedrooms
- Near the Beach
- Open Plan Living
- Private Courtyard
- EPC Rating - B
- Council Tax Band - C
- Parking Spaces
- Share of Freehold
- Viewing Essential

Robert Luff & Co are delighted to offer this spacious Ground Floor Apartment situated just off the beach in Goring with good access to the local shops, transport links and Worthing town centre being just over 1.5 mile away. It was built in 2018 and has the remainder of the builders warranty. The property is accessed via a video entryphone system and has open plan living, dining and fully fitted kitchen with range of appliances. There are two bedrooms with one having an En-Suite shower and u.c, bathroom/u.c and doors from the kitchen area onto a Private Courtyard. Other benefits include a share of the Freehold, two parking spaces, double glazing and underfloor heating. Internal Viewing is essential

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**Robert  
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## Accommodation

### Front Entrance

Communal entrance door with private rear entrance, video security entryphone system.

### Front door to:

### Open plan Living/Kitchen/Diner

#### Living Area 17'7" x 16'1" (5.38 x 4.92)

Wood flooring with underfloor heating, glazed windows with blinds, giving double aspect.

#### Kitchen/Dining Room 18'0" x 11'10" (5.51m x 3.63m)

Island with one and half bowl sink with mixer tap over, range of units and drawers under, oven, microwave, induction hob and Smeg extractor unit, fridge/freezer, dishwasher, washer dryer, wall mounted gas fired central heating boiler in unit, breakfast bar, wood flooring, smooth ceiling with spotlights, smoke detector, bi-folding double glazed doors to courtyard, wall mounted controls for heating, double cupboard with storage, wall mounted electric circuit board fuse box, opening to

#### Bedroom One 12'5" x 11'9" (3.8 x 3.6)

Measurements to include fitted wardrobe, chest of wardrobes, double glazed window with fitted blinds, smooth ceiling with spotlights, door to:

#### En-suite shower/w.c

Walk in double shower cubicle with sink rinser and ceiling mounted drench head, low-level w.c, wash hand basin with cupboard below, tiled walls and floor, wall mounted mirror and light, smooth ceiling with spotlights and extractor, heated towel rail.

#### Bedroom Two 9'5" x 7'11" (2.89 x 2.42)

Double glazed window with blinds.

#### Family Bathroom/W.C

Bath with shower and screen and large ceiling mounted drench head, obscured double glazed window, tiled floor and walls, wall mounted TV, heated towel rail, low-level w.c, wash hand basin with drawers below, fitted mirror with light.

#### Private Rear Garden

Paved, outside lighting, water tap, power points and gate to parking.

#### Outside Storage Shed

situated in a communal area to the right hand side of the building

#### Two allocated parking spaces

Approached via Sea Place.

#### Lease Details

Lease -125 years from 22/11/2018 - 120 years remaining  
 Ground Rent - Nil/a due to owning a share of the Freehold  
 Ground Rent Review - Nil/a  
 Service Charge - Currently - £1,560 paid half yearly - £130 per month



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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		83	83
	EU Directive 2002/91/EC		

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.