



Asking Price  
**£795,000**  
 Leasehold

## Marine Crescent, Goring-By-Sea,

- Seafront Apartment
- Three bath/shower Rooms
- Open Plan living areas
- Leasehold
- Sea Views
- Three Bedrooms
- Balcony/Terrace & Gardens
- EPC Rating - C
- Council Tax Band - D
- Viewing Essential

Robert Luff & Co are delighted to offer this Unique Seafront Apartment situated in the sought after location of Goring-by-Sea with its many local amenities including Worthing Sailing Club, restaurants, bars, cafes, Goring Greensward, bus and train services, shopping facilities and of course across the road the Beach and Sea. There are wonderful walks to the east to Worthing and to the west to Ferring and East Preston. The property which is arranged over three floors briefly comprise as on the ground floor large reception hall, utility room and shower room/w.c. The first floor with large open plan living including dining, sitting and kitchen/breakfast room with folding doors onto the balcony and raised sun terrace with sea views, two double bedrooms and family bathroom/w.c. On the top floor there is another double bedroom, separate shower room/w.c and fitted wardrobes in the landing. Outside from the balcony and raised terrace is a spiral staircase to the private landscaped rear gardens, which is also accessed from a door from the reception hall. There are two allocated parking spaces and the remainder of a 999 year lease. Internal Viewing of this property is essential to be fully appreciated

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## Accommodation

### Reception Hall 16'5" x 11'10" > 6'4" (5.008 x 3.62 > 1.94)

accessed via private front door, radiator, walk in cloaks cupboard, smoke detector, obscured double glazed window, smooth ceiling, side door to rear garden, stairs to first floor

### Utility Room 12'9" x 5'0" (3.9 x 1.53)

measurements are to include the built in units which are over and under the work top surfaces, one and a half bowl sink unit with mixer taps and rinser, instant hot water tap, built in dishwasher, plumbing and space for washing machine and tumble dryer, space for American style fridge freezer, extractor fan, smooth ceiling

### Shower Room/w.c

walk in shower cubicle and wall mounted shower with large drench head and side rinser, tiled walls, obscured double glazed window, low level w.c, wash hand basin, smooth ceiling with spotlights, heated towel rail, extractor unit

### First floor Landing

double glazed window, stairs to second floor, radiator, smoke detector, two storage cupboards, one with gas meter. Door to rear enclosed staircase with further door to the rear garden, wall mounted gas fired central heating boiler

### Open Plan Kitchen/Living Room 34'11" x 12'9" > 11'2" (10.65 x 3.9 > 3.417)

Measurement narrows in kitchen area

## Kitchen

Measurements include the fitted units and comprise of sink unit with mixer taps and instant hot water tap, comprehensive range of fitted units and drawers, built in dishwasher, fridge and freezer, Neff oven, combination microwave oven, five ring induction hob with extractor unit over with light. Pull out recycling drawer and racking shelving unit, smooth and coved ceiling. Island unit with pan drawers and fitted wine fridge. Set of folding doors onto the balcony and having lovely views south over Worthing Sailing Club to the sea. Open plan access to the

## Living Room

Fireplace with remote controlled log effect gas fire, radiator, tv point, smooth and coved ceiling with spotlights, double glazed window with views south over Worthing Sailing Club and to the sea, open plan access to the

## Dining Room 8'10" x 7'9" (2.7 x 2.38)

also accessed via a door from the landing, radiator, smooth and coved ceiling with spotlights, double glazed west facing window

## Balcony & Raised Sun Terrace

The balcony is accessed via the folding doors from the kitchen area and faces south with seating area and lovely views over Worthing Sailing Club to the sea it then leads around to the raised sun terrace which is a fantastic outside entertaining area with spiral staircase down to the private rear garden

## Bedroom Two 12'10" x 11'4" (3.92 x 3.47)

radiator, double glazed window, smooth & coved ceiling

## Bedroom Three 9'9" x 9'4" (2.99 x 2.85)

measurements are not to include built in wardrobes that have hanging rails and shelving, smooth & coved ceiling with spotlights, double glazed window, radiator, electric meter cupboard with circuit breaker fuse box

## Bathroom/w.c

panelled jacuzzi bath with mixer taps, step in shower cubicle with wall mounted shower, low level w.c, wash hand basin with cupboards below, two obscured double glazed windows, tiled walls, air cupboard with shelving and radiator, smooth ceiling

## Second Floor Landing

with velux window, ranges of built in wardrobes to one side with hanging rails and shelving and also access to further eaves storage space





### Bedroom One 12'5" x 11'3" (3.81 x 3.45)

with height restrictions to three sides due to the sloping ceilings. four velux windows providing a triple aspect with views north across the roof tops of Worthing to the South Downs and then to the south across Worthing Sailing Club to the sea, walk in storage cupboard giving access to loft space, further eaves storage cupboards and radiator

### Shower Room/u.c

Step in shower cubicle with wall mounted shower, wash hand basin, low level u.c, part tiled walls, electric shaver point, smooth ceiling, velux window, extractor unit

### Outside

#### Allocated Parking

There are two allocated parking spaces situated to the front of the property

#### Landscaped Private Rear Garden

being laid to a combination of paved patio, artificial turf, seating areas, summer house , raised flower and shrub borders, enclosed by fencing and side access gate

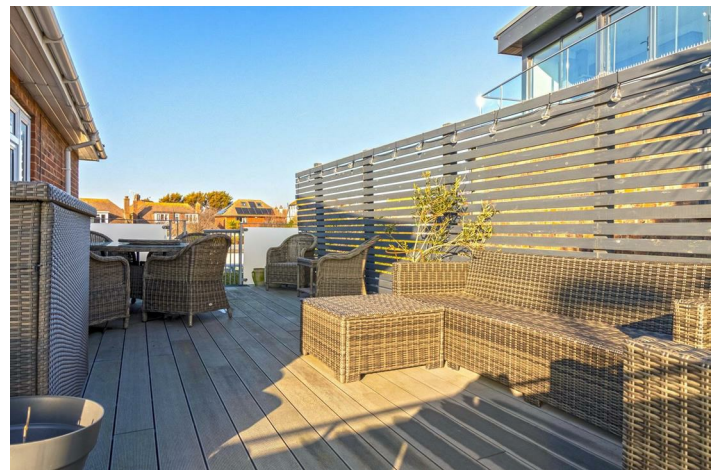
#### Agents Note

Lease : 999 year lease from 17th March 2021 - 997 years remaining

Ground Rent - £100 per annum

Ground Rent Review - TBC

Service Charge - Amount to be confirmed but externally the maintenance will be split with the Ground floor flat and the % share to be confirmed



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Floorplan



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |   |           |
|---|---------|--|--|---|-----------|
|   | Current | Potential                                      |  | Current   | Potential |
| Very energy efficient - lower running costs |         |  |  | Very environmentally friendly - lower CO2 emissions |           |
| (92 plus) A                                 |         |  |  | (92 plus) A   |           |
| (81-91) B                                   |         |  |  | (81-91) B   |           |
| (69-80) C                                   |         |  |  | (69-80) C   |           |
| (55-68) D                                   |         |  |  | (55-68) D   |           |
| (39-54) E                                   |         |  |  | (39-54) E   |           |
| (21-38) F                                   |         |  |  | (21-38) F   |           |
| (1-20) G                                    |         |  |  | (1-20) G  |           |
| Not energy efficient - higher running costs |         |  |  | Not environmentally friendly - higher CO2 emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |  | England & Wales                                     |           |

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.