



Asking Price
£525,000
Leasehold

Marine Crescent, Goring-By-Sea,

- Ground Floor Apartment
- Two Double Bedrooms
- Leasehold with remainder of 999 yr Lease
- Leasehold
- Residents Parking
- Situated by the Beach
- Private Garden
- EPC Rating - C
- Council Tax Band D
- Viewing Essential

Robert Luff & Co are delighted to offer this beautifully presented and spacious Ground floor Apartment situated just off the beach in Goring-by-Sea. The location is ideal due to the proximity of the Beach, Greensward, local shops and transport links. From the coastal path across the road you can walk into Worthing and westerly into Ferring Village. The property is furnished to high standard and in brief comprises of sun lounge, reception hall, living room, large kitchen/dining room, two double bedrooms, large bathroom with shower. Outside is an allocated parking space and private rear garden. The property benefits from the remainder of a 999 year lease that started in 2021. To fully appreciate this property viewing is essential

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Accommodation

Sun Room 17'10" x 5'4" > 7'8" (5.46 x 1.63 > 2.35)

With front door into the south facing sun room which has a radiator, range of double glazed windows further door to

Reception Hall

radiator, storage cupboard, smooth and cove ceiling with spotlights

Living Room 14'10" x 11'11" (4.54 x 3.64)

with storage cupboard, radiator, tv point, smooth ceiling, double glazed double opening doors with side tilt and turn unit onto the sun room

Kitchen/Dining Room 20'4" > 10'10" x 15'10" (6.22 > 3.32 x 4.83)

measurements to include fitted units and comprising of Island Unit with butlers style sink, units and drawers and work top surfaces, further range of units, space for american style fridge freezer, space for range style cooker and fitted extractor hood, smooth ceiling with spotlights, double glazed door to west elevation and to the south there are double glazed double opening doors with side tilt and turn unit onto the front area

Bedroom One 12'10" x 11'4" (3.92 x 3.46)

measurements to include built in double wardrobes with hanging and shelving, radiator, smooth ceiling, double glazed double opening doors with side tilt and turn unit onto the private rear garden

Bedroom Two 11'9" x 9'4" (3.6 x 2.85)

measurements to include fitted cupboards which have storage and house the gas fired central heating boiler, radiator, panelling with bedside lights, smooth ceiling, double glazed double opening doors with side tilt and turn unit onto the private rear garden

Bath/Shower Room/w.c

with deep shaped bath with mixer taps and side rinser, walk in shower cubicle with glass screen, tiled walls, shower with large drench head and side rinser, wash hand basin with cupboards and drawers below, low level w.c in, heated towel rail, tiled floor, obscure double glazed window, smooth ceiling with spot lights,

Outside

Private Rear Garden

with access from both bedrooms and to the side of the property. We currently await a plan from the sellers to confirm the boundaries.

Allocated Parking

to the left hand side of the building as you look from the front.

Lease Details

Lease - 999 years from 17/03/2021

Ground Rent - TBC

Service Charge - TBC

Agents Note

The property has planning permission for a extension to the front of the property to make the Sun Room larger and also the patio area to enlarge to go across the whole of the front elevation of the property of which the plans can be inspected on request



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floor Plan

Approx. 104.2 sq. metres (1121.4 sq. feet)



Total area: approx. 104.2 sq. metres (1121.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		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.