



Offers In Excess Of  
**£475,000**  
Freehold

## Marine Crescent, Goring-By-Sea,

- Seafront Apartment
- Three Bedrooms
- Freehold
- Council Tax Band - D
- Front & Rear Gardens
- Goring-by-Sea
- Conservatory
- EPC Rating - C
- Garage
- Viewing Essential

**\*\* OPEN EVENT SATURDAY 12TH AUGUST 2023 - BY APPOINTMENT ONLY \*\*** Robert Luff & Co are delighted to offer this superb Seafront Apartment situated just off the Beach in Goring-by-Sea with NO FORWARD CHAIN. It is in wonderful proximity to the shops, bus route, shops and you can walk along the coastal path by the sea east into Worthing or west to Ferring and beyond. The property accommodation in brief comprises of private entrance, hallway, south facing living room, modern fitted kitchen, conservatory, three bedrooms, modern bathroom with shower. Outside the property has both front and rear private gardens and there is a garage and parking. Internal viewing of this property is essential to be fully appreciated

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## Accommodation

### Entrance Porch

accessed via double glazed front door, smooth & coved ceiling, door to

### Entrance Hall

radiator, smooth & coved ceiling with spotlights, cloaks cupboard, cupboard with electric meter and circuit breaker fuse box

### Living Room 14'11" x 12'5" (4.55 x 3.79)

double glazed window, smooth & coved ceiling with spotlights, tv point

### Kitchen 15'1" x 8'11" (4.61 x 2.73)

measurements to include fitted units and comprising of single bowl single drainer sink unit with mixer taps, units under and over the work top surfaces, fitted appliances to include gas hob, double oven, extractor fan, dishwasher, fridge freezer, washing machine, gas fired central heating boiler concealed in unit, smooth & coved ceiling with spotlights, double glazed window and double glazed door to

### Conservatory 11'3" x 10'5" (3.44 x 3.188)

being a brick and double glazed conservatory with pitched roof, opening double glazed windows and doors overlooking and onto the private rear garden

### Bedroom One 13'3" x 10'11" (4.04 x 3.34)

radiator, double glazed window, smooth & coved ceiling with spotlights

### Bedroom Two 12'11" x 9'10" (3.94 x 3.01)

two double glazed windows giving double aspect, radiator, smooth & coved ceiling with spotlights

### Bedroom Three 12'2" x 8'7" (3.72 x 2.64)

double glazed window, radiator, smooth & coved ceiling with spotlights

### Bath & Shower Room/u.c

bath with mixer taps and shower attachment, low level u.c, wash hand basin with cupboards below, two heated towel rails, tiled walls and floor, walk in shower cubicle with large drench head and side rinser, obscured double glazed window, smooth & coved ceiling with spotlights

### Outside

#### Front Garden

Laid mainly to lawn, flower and shrub borders, pathway to front door and to side access

#### Rear Garden

Laid to lawn, patio and shingle seating areas, water tap and personal door to

### Garage & Parking 17'4" x 9'3" (5.29 x 2.83)

with up and over door and parking in front which is accessed from Beachside Close

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**Floor Plan**

Approx. 94.1 sq. metres (1012.5 sq. feet)



Total area: approx. 94.1 sq. metres (1012.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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>		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.