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ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

Charles House Goring Road

Goring-By-Sea, Worthing, BN12 4PB

Offers in excess of £250,000

Leasehold Council Tax Band B

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Situated in the ever-popular South Goring area of Worthing, this beautifully presented first floor apartment offers exceptionally spacious accommodation throughout and has been recently redecorated by the current owners, making it ready for a purchaser to move straight into.

The standout feature of this home is the impressive sense of space. The dual aspect lounge measures in excess of 17ft and enjoys a pleasant southerly aspect, creating a bright and welcoming living space. The modern kitchen/breakfast room has been tastefully refitted with a contemporary range of units and benefits from a breakfast bar, providing the perfect spot for casual dining or morning coffee.

Both bedrooms are generous doubles, with the current owners choosing to use one as a separate dining room, demonstrating the versatility of the accommodation. The apartment is further complemented by a modern bathroom, separate W.C, private balcony, garage located within a nearby compound, and the reassurance of the remainder of a 999-year lease.

Externally, residents can enjoy well-maintained communal gardens along with the convenience of a private garage. There are also two parking permits.

Ideally positioned, the property is within easy walking distance of local shopping facilities, Goring seafront and excellent transport links, with regular bus services nearby and both Goring-by-Sea and Durrington-on-Sea railway stations within easy reach, making this an ideal home for commuters, downsizers or those looking to enjoy everything this popular coastal location has to offer.

Lease years remaining - 947
Service charge - £2049.44pa (includes ground rent)

Communal Entrance

Entrance Hall

Lounge
13'7 x 12 (4.14m x 3.66m)

Balcony

Bedroom One
17'4 x 11'8 (5.28m x 3.56m)

Bedroom Two
12 x 11'1 (3.66m x 3.38m)

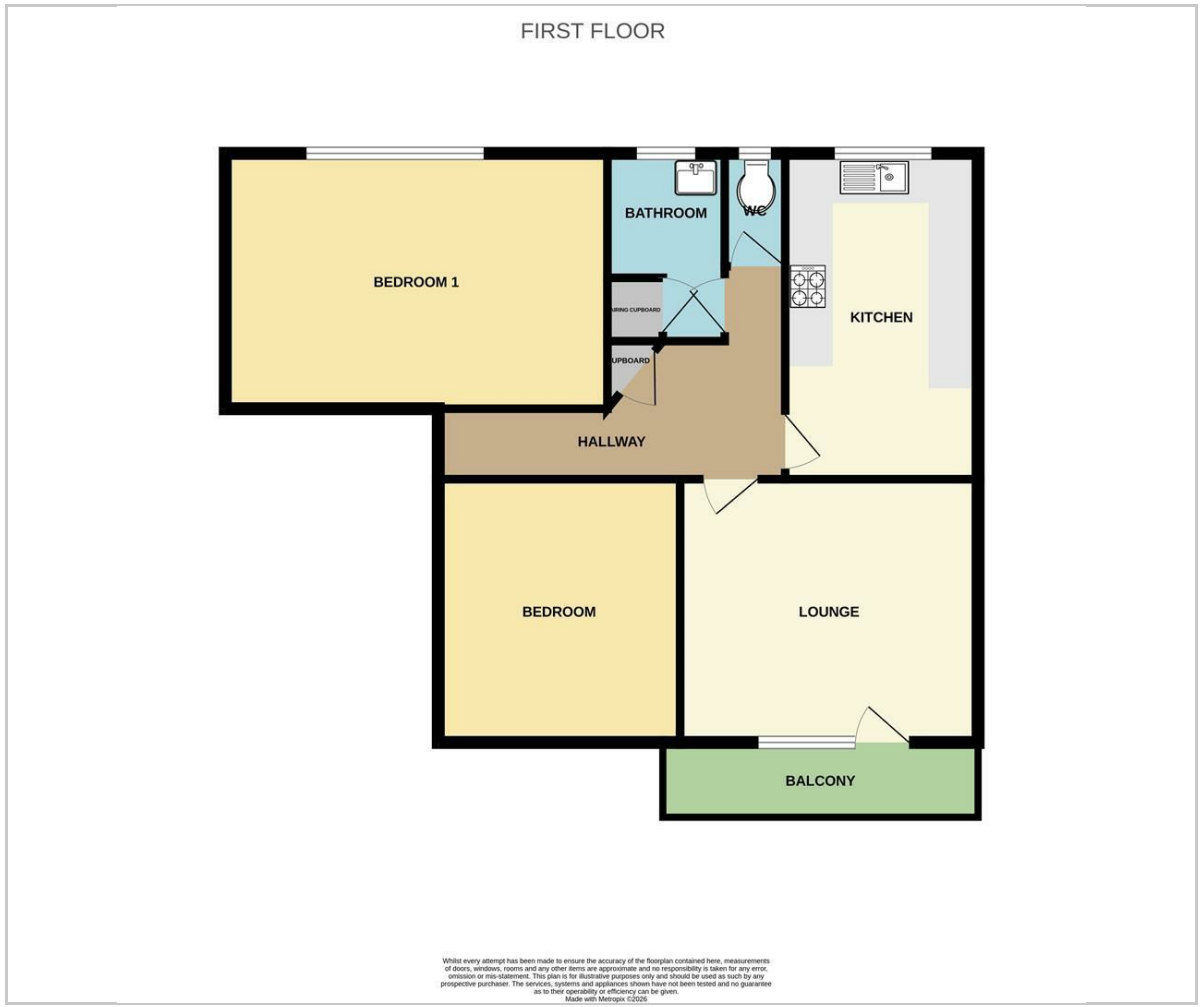
Bathroom

Separate WC

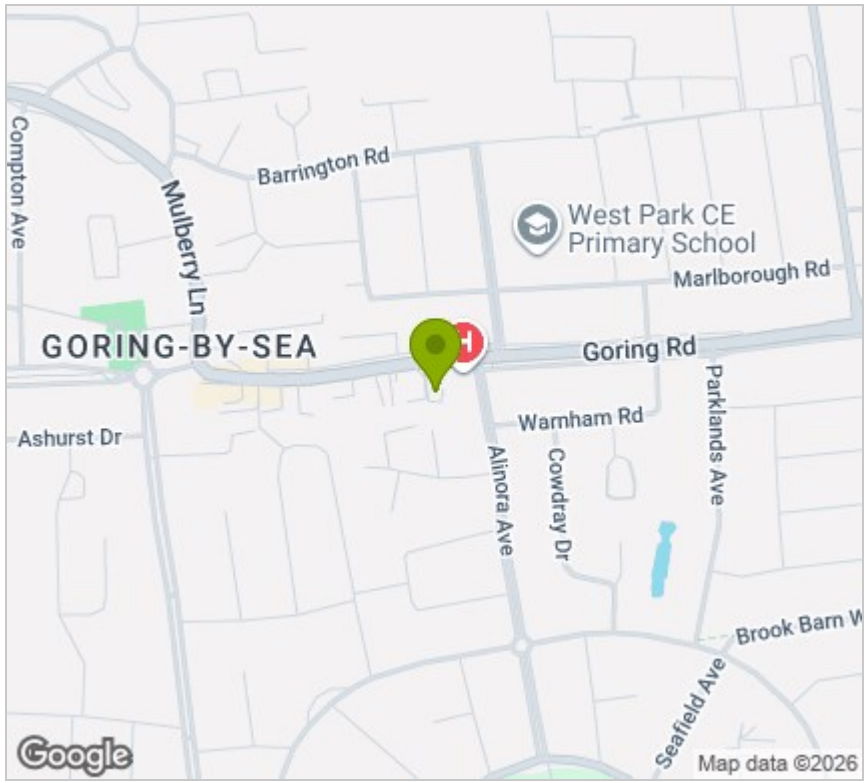
Kitchen Breakfast Room
13'3 x 8'10 (4.04m x 2.69m)

Garage

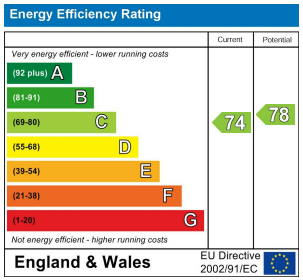
Floor Plan

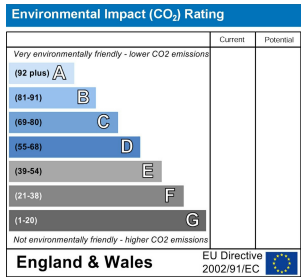


Area Map



Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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