



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



9 Southdown House 185 Goring Road

Goring-By-Sea, Worthing, BN12 4PA

Asking price £250,000

Leasehold - Share of Freehold Council Tax Band C



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James & James Estate Agents are delighted to present to the market this TWO DOUBLE bedroom apartment with SOUTH FACING TERRACE & GARAGE. NO ONWARD CHAIN.

In brief the accommodation comprises; Communal entrance with stairs to second floor, entrance hall with useful storage cupboards, superb South Facing lounge diner with door onto SOUTH facing Sun Terrace, beautifully fitted kitchen with fold out table and stunning viewings from the South facing window. Modern bathroom with wash hand basin & bidet. Separate WC.

There are two DOUBLE BEDROOMS with the second bedroom boasting a large walk in wardrobe currently utilised as a dress room. Outside there is visitors parking and a good size drive to the garage compound.

This property comes with a GARAGE. Other benefits include Gas central heating, double glazing and the opportunity to include most of the fixtures, furniture and fittings within the purchase price. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this superb South Goring property.

Situated in Goring By Sea set back from Goring Road this property is just a short distance to the seafront with a vast range of shops and schools all just a short walk away. Local buses stop close by and mainline rail can also be found at both Durrington on Sea & Goring By Sea stations

Lease length remaining - 111 years approx  
Service charge - £2,076 pa approx to include buildings insurance.

### Communal Entrance





Entrance Hall

Lounge Diner  
20'0 x 10'11 (6.10m x 3.33m)

Kitchen/ breakfast room  
8'5 x 7'7 (2.57m x 2.31m)

Bathroom

Separate WC

Bedroom One  
18'8 x 10'9 (5.69m x 3.28m)

Bedroom Two  
15'4 x 7'9 (4.67m x 2.36m)

Garage



