



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

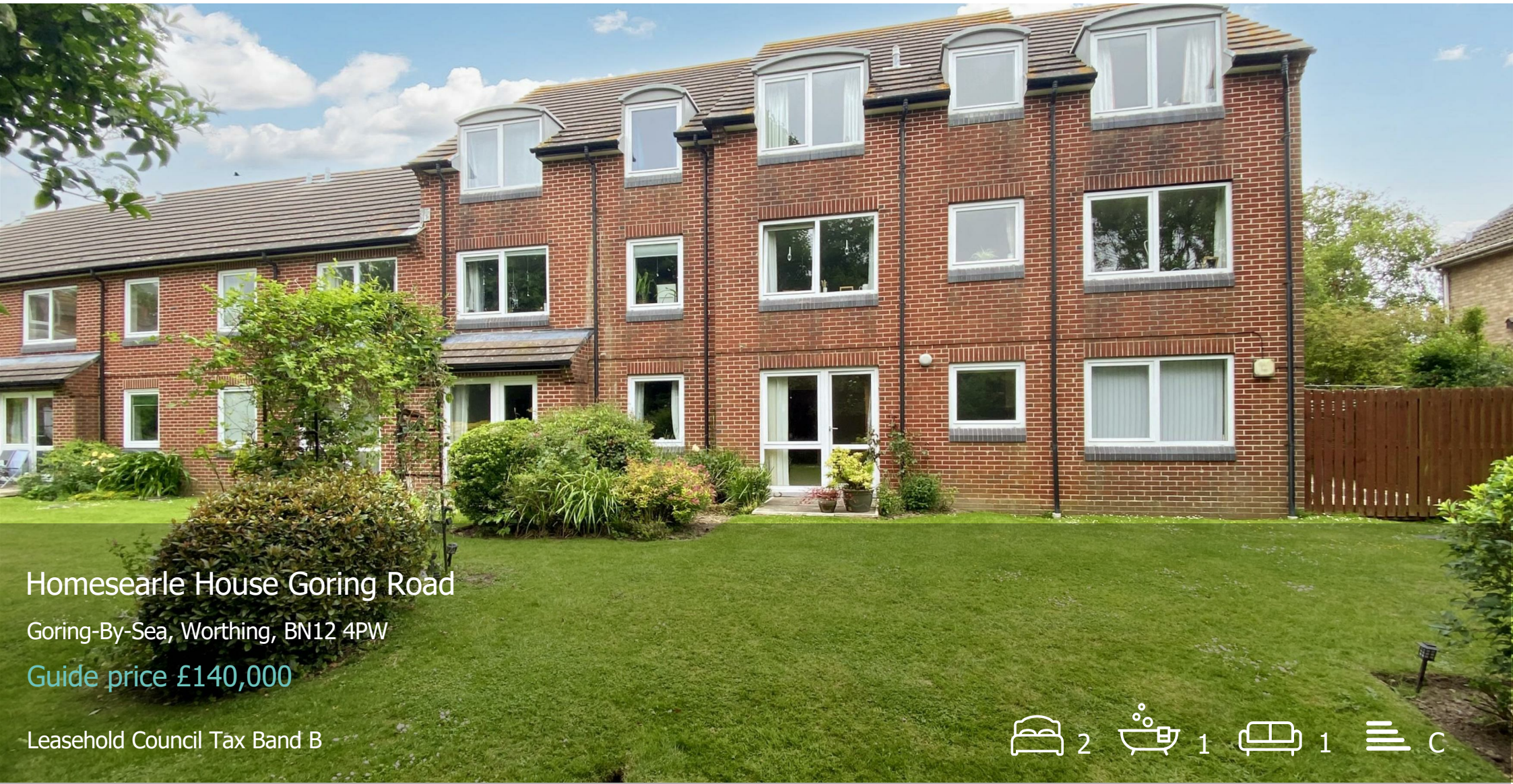
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



## Homesearle House Goring Road

Goring-By-Sea, Worthing, BN12 4PW

Guide price £140,000

Leasehold Council Tax Band B



A superb ground floor retirement flat with direct access to the communal gardens, James & James Estate Estate agents are delighted to bring to the market this age restricted (over 55's only) retirement flat situated next to the Mulberry shopping Parade.

In brief the accommodation comprises secure entry phone system into communal entrance hall, front door to spacious entrance hall, feature lounge with double glazed French doors opening onto a small seating area, and in turn the communal gardens. There is a modern fitted kitchen, two good size bedrooms both with fitted wardrobes, and a recently modernised accessible bathroom.

The communal facilities include a laundry room, visitors room, communal gardens and residents parking. Other benefits include being offered for sale with NO ONWARD CHAIN and being close to buses.

Situated in Goring Road, local shops can be found nearby. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is two miles distance, and the beach is just a short stroll away.

Lease length remaining - 100 years  
Annual ground rent - £568.06 approx  
Annual service charge - £5013.64 approx

### Communal Entrance

Entrance Hall  
11'10 x 4'1 (3.61m x 1.24m)





Lounge opening onto garden  
19'1 x 12'9 nar to 9'9 (5.82m x 3.89m nar to 2.97m)

Large airing cupboard  
5'1 x 4'3 (1.55m x 1.30m)

Modern fitted kitchen  
9'7 x 5'7 (2.92m x 1.70m)

Bedroom One  
15'1 x 9'7 (4.60m x 2.92m)

Bedroom Two  
10'6 x 8'4 (3.20m x 2.54m)

Re fitted accessible bathroom  
6'11 x 4'11 (2.11m x 1.50m)

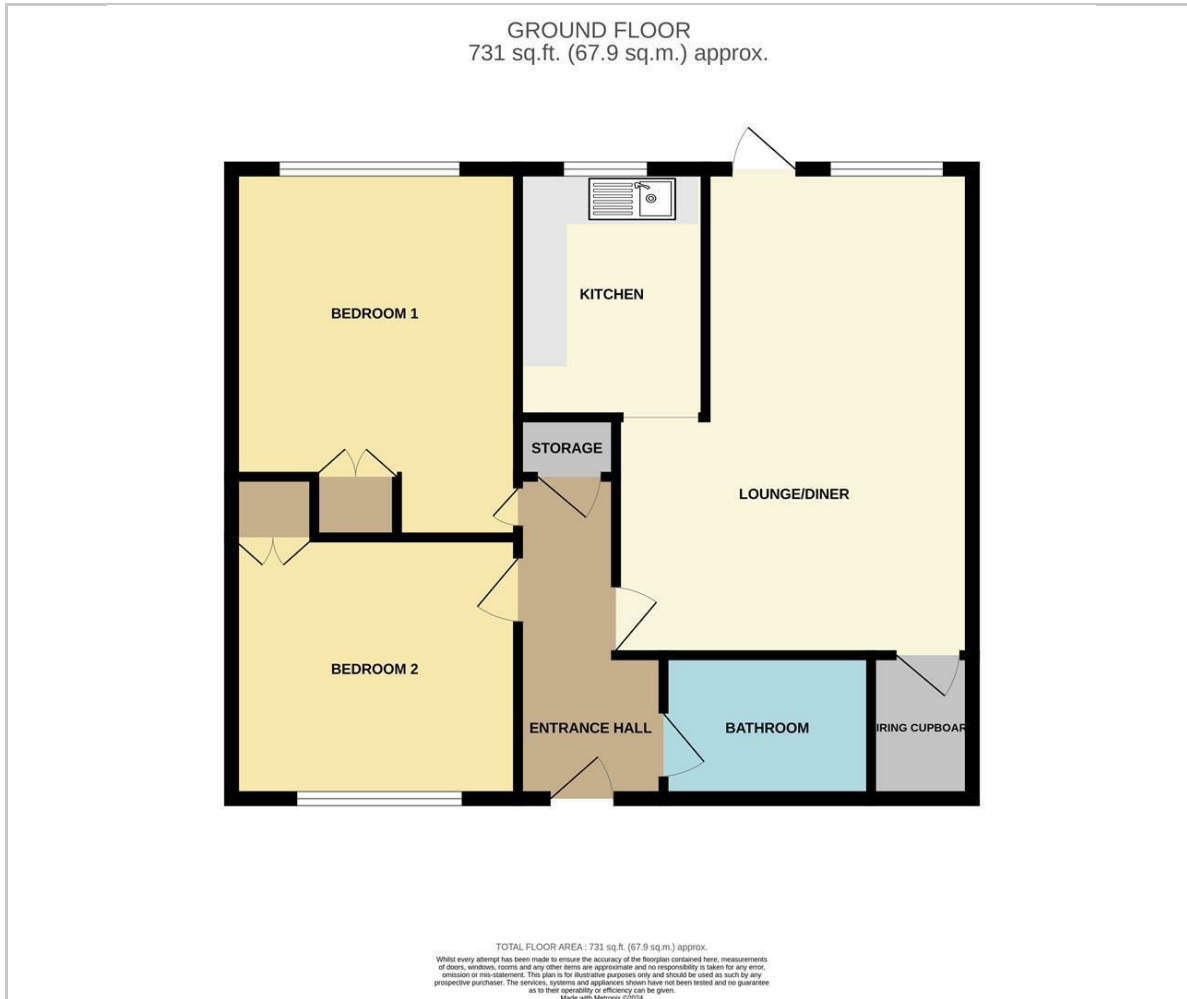
Residents Laundrette

Residents Lounge

Parking

Beautiful gardens

## Floor Plan

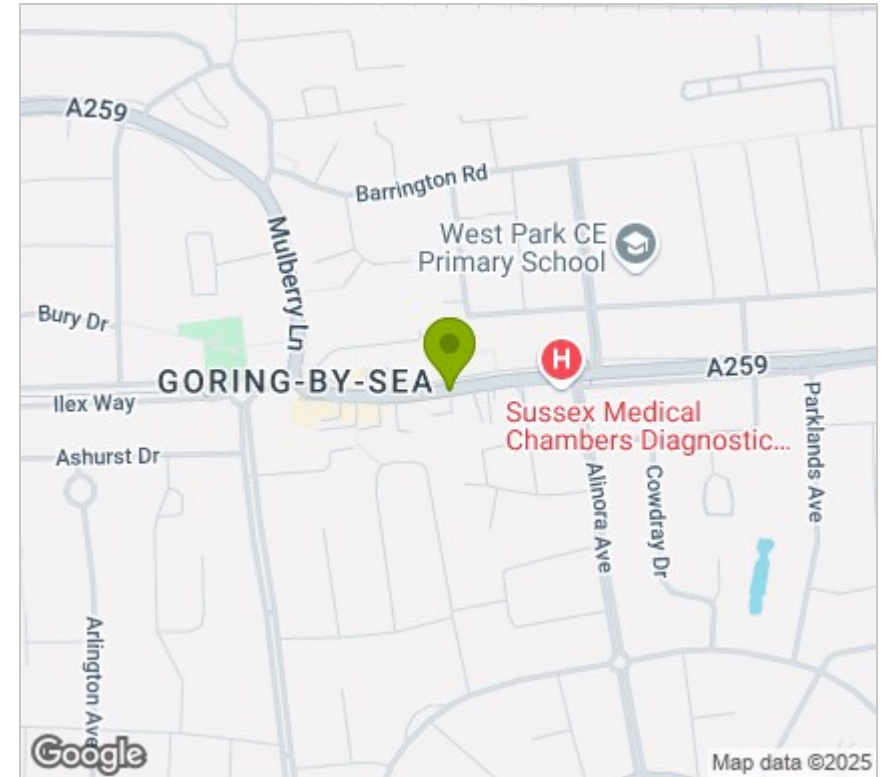


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

