



t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



165a Goring Road

Goring-By-Sea, Worthing, BN12 4BB

Asking price £300,000

Leasehold Council Tax Band B



**\*\* Guide Price £300,000 - £310,000 \*\***

Offered for sale is this CHAIN FREE ground floor, two bedroom, two reception room garden flat in favoured Goring Road.

In brief the accommodation comprises private front door into spacious entrance hall with shelved airing cupboard, South facing lounge with focal fireplace and sliding doors onto the conservatory. There is a nice size kitchen/diner with pantry style cupboard and integrated oven & hob.

There are two double bedrooms with the main bedroom having extensive range of fitted wardrobes. There is a modern fitted shower room and W.C.

Externally the South facing garden is laid to paving for ease of maintenance with maturing borders, and there is a garage with up & over door to the rear of the property approached by a shared driveway.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size of this apartment.

Situated within the slip road of Goring Road, the property is ideally situated for the mainline bus service which stops almost outside and gives great links into Worthing town centre and surrounding towns and villages. The Mulberry shopping parade is close by and caters for every day needs, and Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, bars and restaurants is approximately two miles distance.

Service charge - on an 'as & when' basis split with other flat  
Ground rent - £75pa

### Private Entrance

Spacious entrance hall  
13'0 x 9'10 (3.96m x 3.00m)





South facing lounge with focal fireplace  
16'2 x 12'5 (4.93m x 3.78m)

Double glazed conservatory  
15'5 x 5'7 (4.70m x 1.70m)

Kitchen/diner  
12'2 x 10'8 (3.71m x 3.25m)



Bedroom one with range of fitted wardrobes  
13'6 x 10'8 (4.11m x 3.25m)

Bedroom two  
10'1 x 11'7 (3.07m x 3.53m)

Modern refitted shower room  
5'9 x 5'0 (1.75m x 1.52m)

Separate W.C.  
5'9 x 2'7 (1.75m x 0.79m)

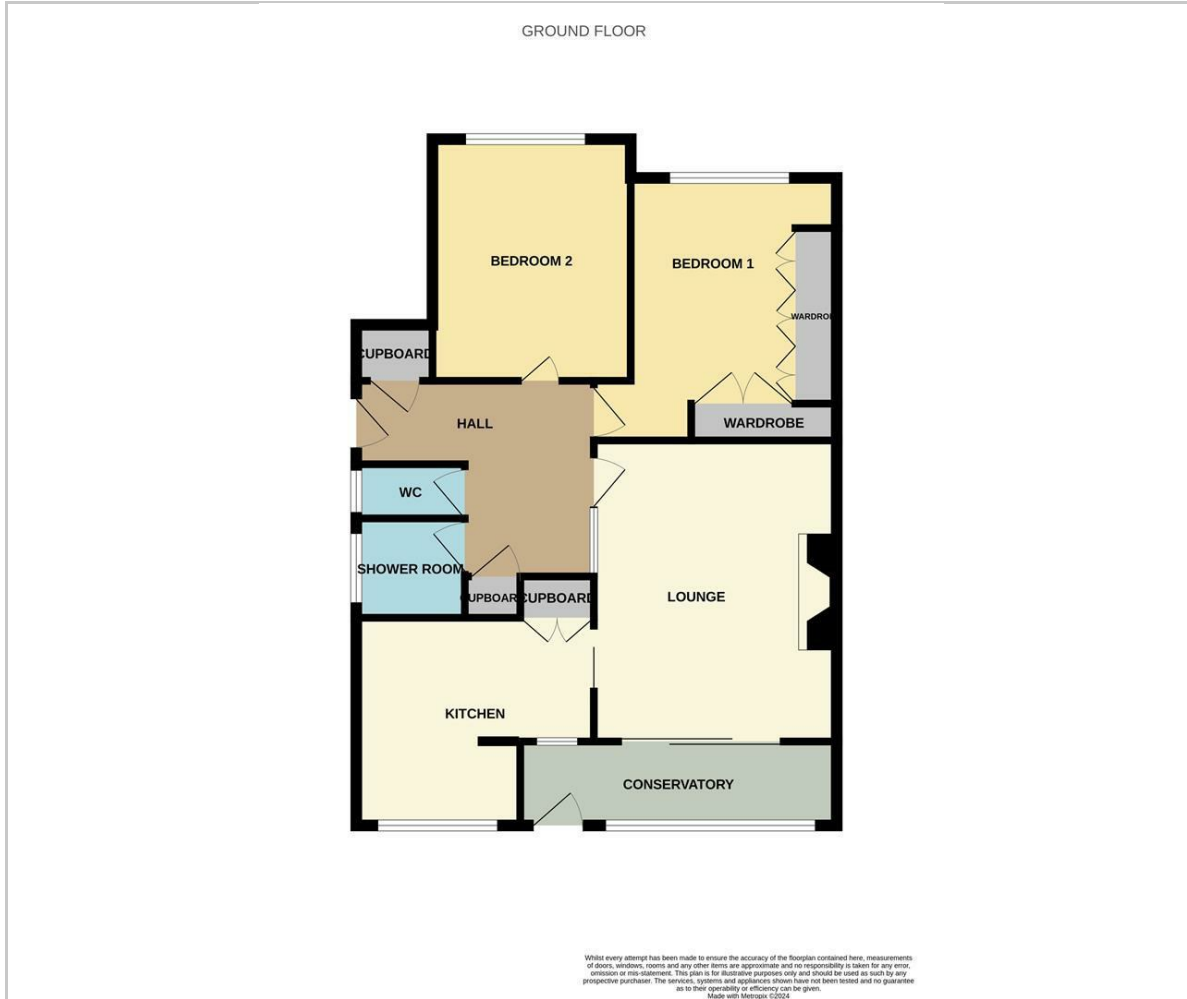


Private South facing rear garden

Garage approached by shared driveway



## Floor Plan



## Viewing

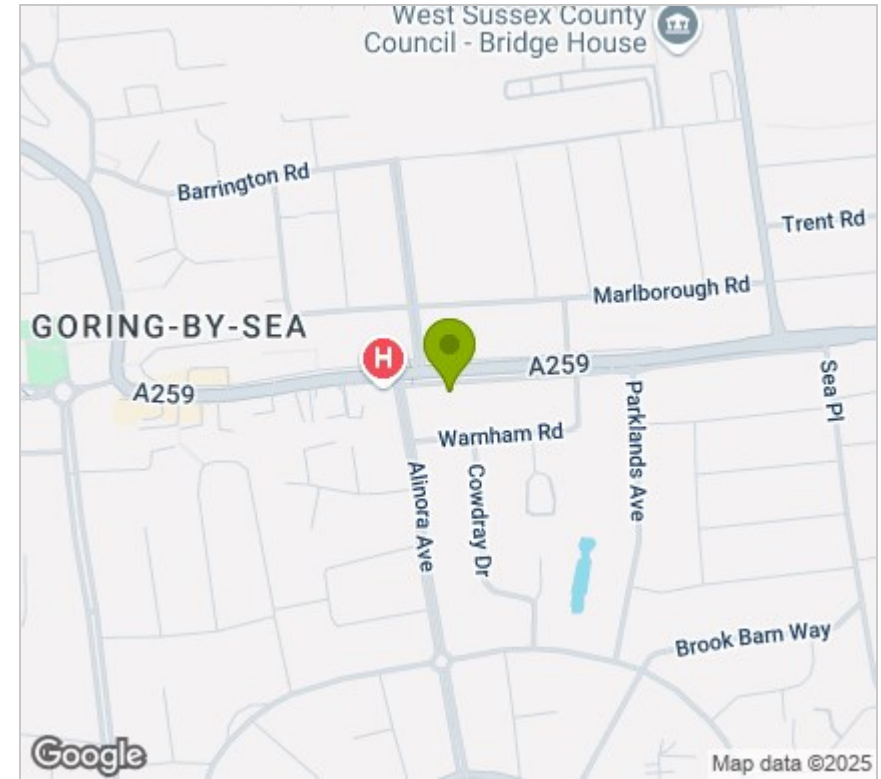
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

