



44B Marine Drive

Goring-By-Sea, Worthing, BN12 4QN

Guide price £425,000

Leasehold - Share of Freehold Council Tax Band D

We are delighted to offer this rarely available and deceptively spacious two bedroom seafront apartment, occupying a highly desirable position in Goring-by-Sea. Much improved by the current owner, the property boasts stunning direct sea & coastal views, a private entrance, balcony, garden, garage, carport and ample off road parking.

A block paved pathway leads to the private entrance porch, with entry phone system and adjoining reception area. The ground floor also benefits from a recently fitted WC & utility area, with direct access to the private rear garden and additional storage.

Stairs, together with a chair lift, lead to the first-floor accommodation. The spacious living room enjoys a dual southerly and westerly aspect, providing superb coastal views and access to a semi-enclosed sun balcony overlooking the sea & greensward.

Adjoining the lounge is a separate dual-aspect dining room, which leads through to the modern, refitted kitchen.

The generous principal bedroom is positioned at the front of the property and benefits from fitted furniture & dual-aspect windows, offering delightful coastal views. The second bedroom is situated to the rear. Completing the accommodation is a particularly spacious, modern refitted bathroom with bath, separate shower & WC.

Externally, the property benefits from a private block-paved side garden with side gate access. This leads into the enclosed, low-maintenance rear garden, which features artificial lawn, timber shed & a westerly facing summer house.

The garden also provides access to the brick-built garage, complete with electric up & over door, power & light. Adjacent to the garage is a useful carport, positioned at the end of the private driveway, providing covered parking alongside additional private off-road parking & hardstanding.

Service charge - as & when
Lease - 970 years





Private door to entrance porch

Entrance hall

Utility & w/c

Stairs to first floor landing

Kitchen

10'2 x 6'6 plus recess (3.10m x 1.98m plus recess)

Dining room

10'6 x 9'4 (3.20m x 2.84m)

Living room

22'11 x 10'1 (6.99m x 3.07m)

Bedroom

13'10 x 11'11 (4.22m x 3.63m)

Bedroom

10'5 x 8'6 (3.18m x 2.59m)

Bathroom with w/c

Private rear garden

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.

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Area Map



Energy Efficiency Graph

