



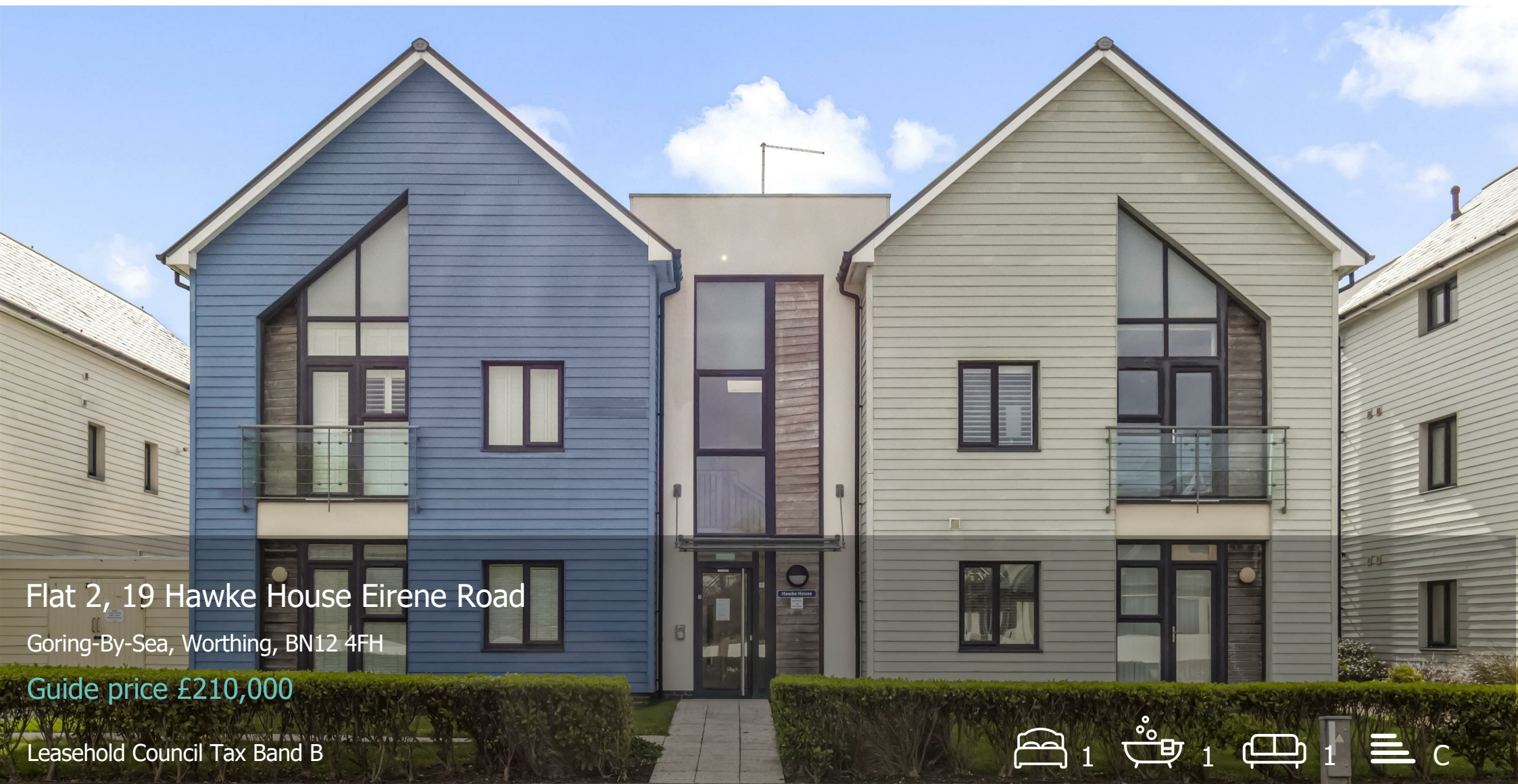
JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958770

e: salesenquiries@jamesandjamesea.co.uk

119 | George V Avenue | Worthing | BN11 5SA

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Flat 2, 19 Hawke House Eirene Road

Goring-By-Sea, Worthing, BN12 4FH

Guide price £210,000

Leasehold Council Tax Band B



We are delighted to offer for sale this beautifully presented ground floor apartment, ideally situated within Goring's highly regarded Waterfront development, just a short stroll from the seafront.

The accommodation comprises an entrance hall, a modern fitted kitchen with a range of base and eye level units, spacious south facing living room with French doors leading to a private patio area, a good size double bedroom with a fitted wardrobe, well appointed bathroom with a white suite and a large storage cupboard.

The property enjoys a convenient position close to local amenities, transport links, and the coastline, offering easy access to pleasant coastal walks and nearby facilities.

Further benefits include double glazing, gas fired central heating, and an allocated parking space located next to the rear entrance to the property.

Situated at the southern end of Sea Place, The Waterfront is a short walk from Goring Road's comprehensive range of shopping facilities, microbars, and restaurants. Regular buses also serve the area. The nearest mainline railway station is West Worthing, giving great links to most major towns and cities.

Tenure: Leasehold - 111 years remaining
Service Charge: £1,876 pa
Ground Rent: £200 pa
Buildings Insurance: £300 pa





Entrance Hall

Living Room With French Doors
14'9 x 12'1 (4.50m x 3.68m)

Double Bedroom With Fitted
Wardrobe
14'8 x 8'11 (4.47m x 2.72m)

Modern Fitted Kitchen
9'4 x 8'4 (2.84m x 2.54m)

Bathroom With White Suite
7'1 x 5'1 (2.16m x 1.55m)

Large Storage Cupboard

Private Patio Area

Allocated Parking Space



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

