



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



FFF, 155 Goring Road  
Goring-By-Sea, Worthing, BN12 4BB

Guide price £250,000

Leasehold Council Tax Band B



Guide Price £250,000 - £275,000

A deceptively spacious first floor maisonette situated within this popular and convenient position.

In brief the accommodation comprises private front door with stairs to first floor and access to loft space, good size lounge/diner opening onto a kitchen/breakfast room, two double bedrooms with the master bedroom boasting a balcony. Additionally there is a section of rear garden and an enclosed car port.

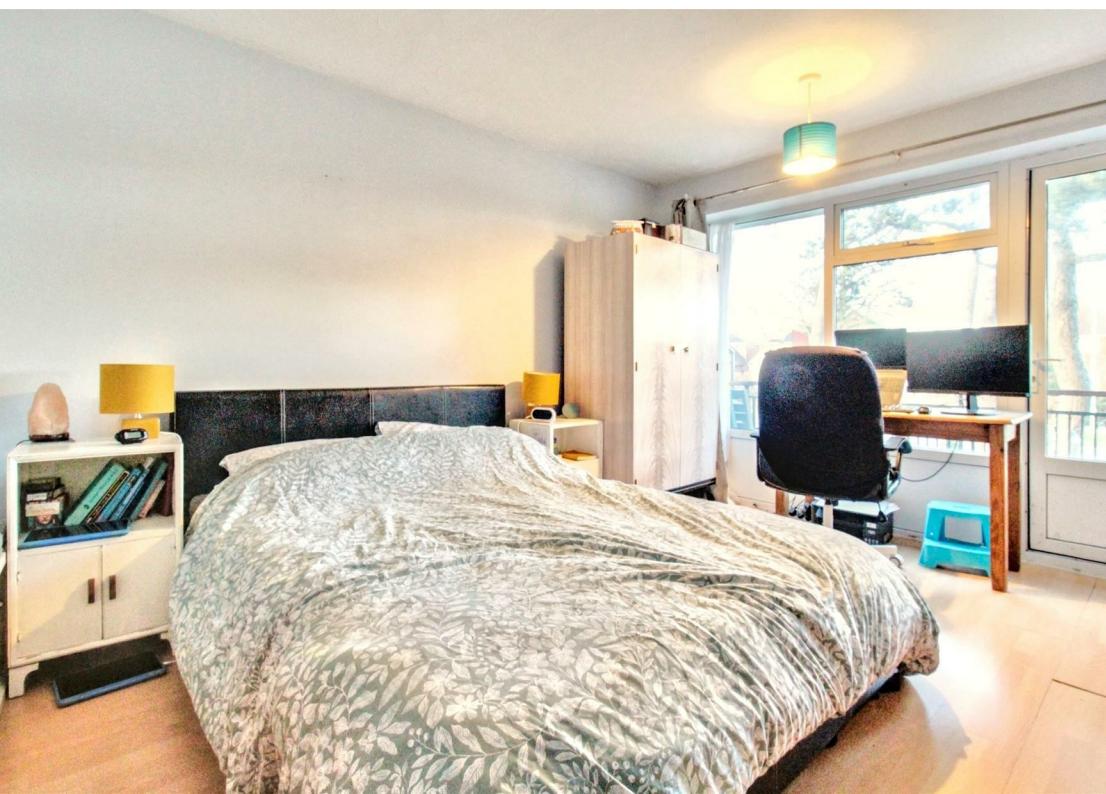
Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size of this great apartment.

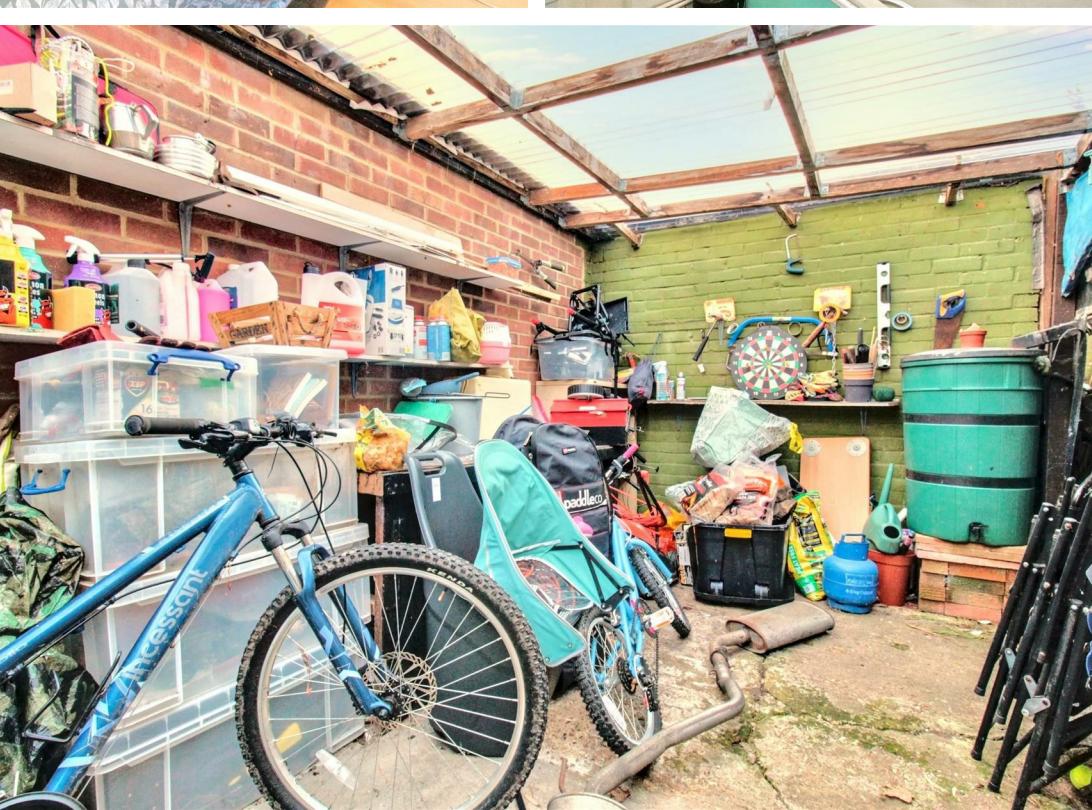
Situated in Goring Road the property is ideally located betwixt the Goring Road shops and Mulberry Parade which cater for everyday needs. Regular bus services run pass the property, and the nearest mainline railway station can be found at Durrington-on-Sea which gives great links to most major towns and cities.

The property is also just a short walk from the beach.

Lease years remaining - 87 (approx)  
Ground rent £75 per annum  
Service charge - payable on an 'as & when' basis split with the ground floor flat

Private entrance with stairs to first floor landing





Feature lounge/diner  
15'4 x 12'2 (4.67m x 3.71m)

Kitchen/breakfast room  
12'1 x 10'5 (3.68m x 3.18m)

Bedroom one  
13'4 x 10'7 (4.06m x 3.23m)

Balcony

Bedroom two  
11'7 x 10'0 (3.53m x 3.05m)

Family bathroom

Private rear garden

Enclosed car port

## Floor Plan



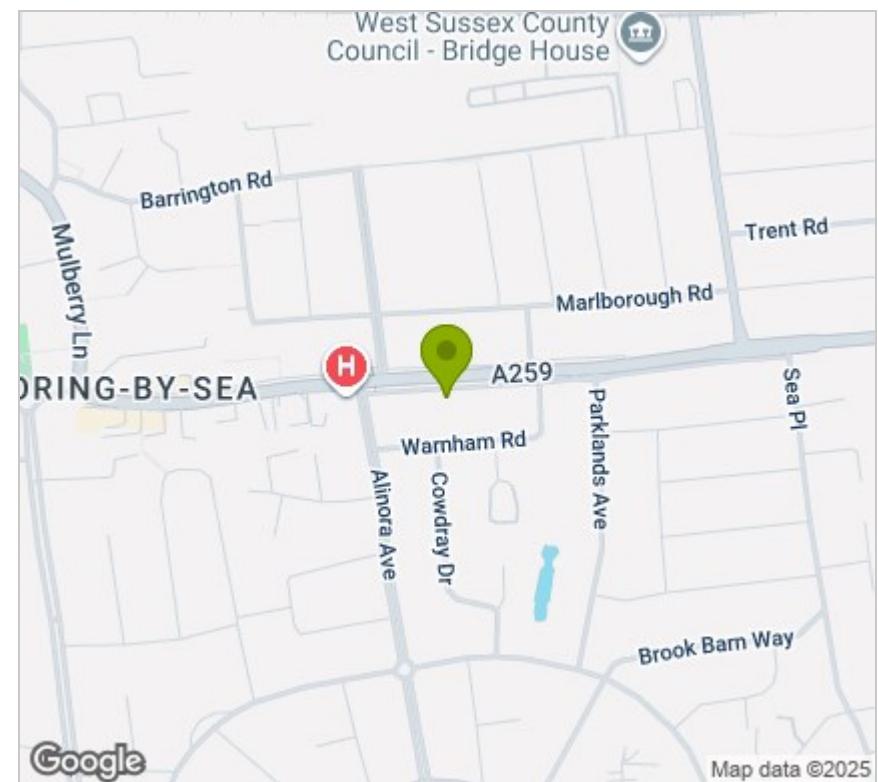
## Viewing

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

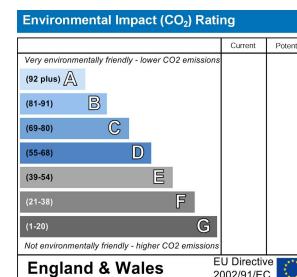
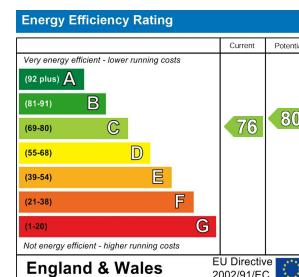
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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations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

## Area Map



## Energy Efficiency Graph



[www.jamesandjamesea.co.uk](http://www.jamesandjamesea.co.uk)

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