



3A Angus Road

Goring-By-Sea, Worthing, BN12 4BL

Guide price £210,000

Leasehold Council Tax Band B

A well presented and spacious first floor flat, situated in the highly desirable South Goring location.

The accommodation comprises, external staircase to own private entrance porch, entrance hall, generous sitting room, double aspect modern fitted kitchen with built in oven, hob and extractor fan, spacious bedroom, double aspect bathroom with bath, separate shower cubicle, wash hand basin and w.c. The property also benefits from double glazing and loft.

A particular feature of the property is the location. Situated in South Goring, the property lies within a quiet residential road, but within easy access of the West Worthing shopping parade, seafront and mainline train station.

Remainder of 999 year lease
Maintenance on an as and when basis, with the owners being responsible for any repairs to their flat and the roof.

Viewing is highly recommended to fully appreciate this wonderful flat.

Entrance porch

Entrance hall

Sitting room

14 x 11'9 (4.27m x 3.58m)

Kitchen

8 x 7'6 (2.44m x 2.29m)

Bedroom

12'9 x 11'9 (3.89m x 3.58m)

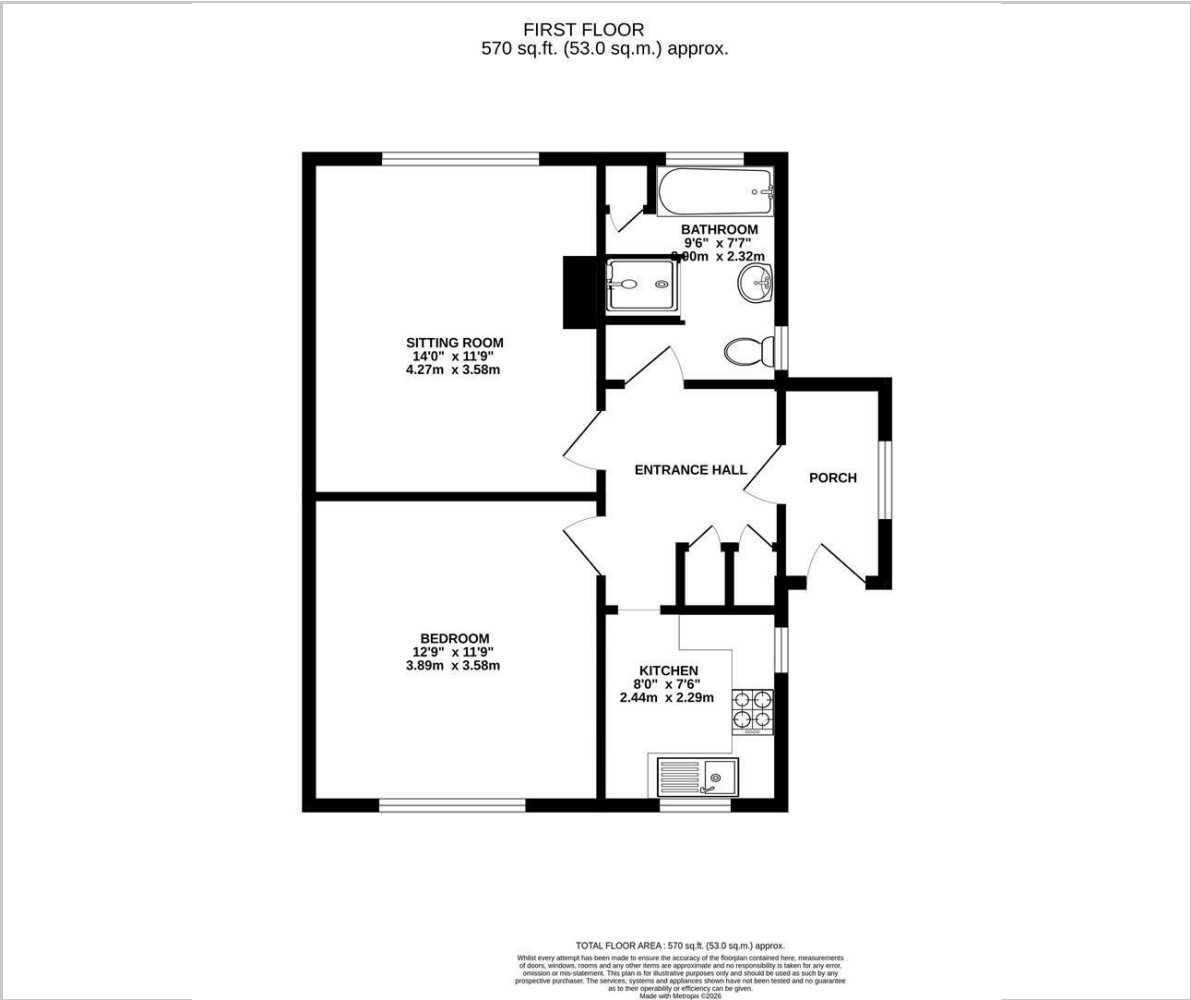




Bathroom
9'6 x 7'6 (2.90m x 2.29m)
Remainder of 999 year lease
Maintenance as and when required



Floor Plan



Viewing

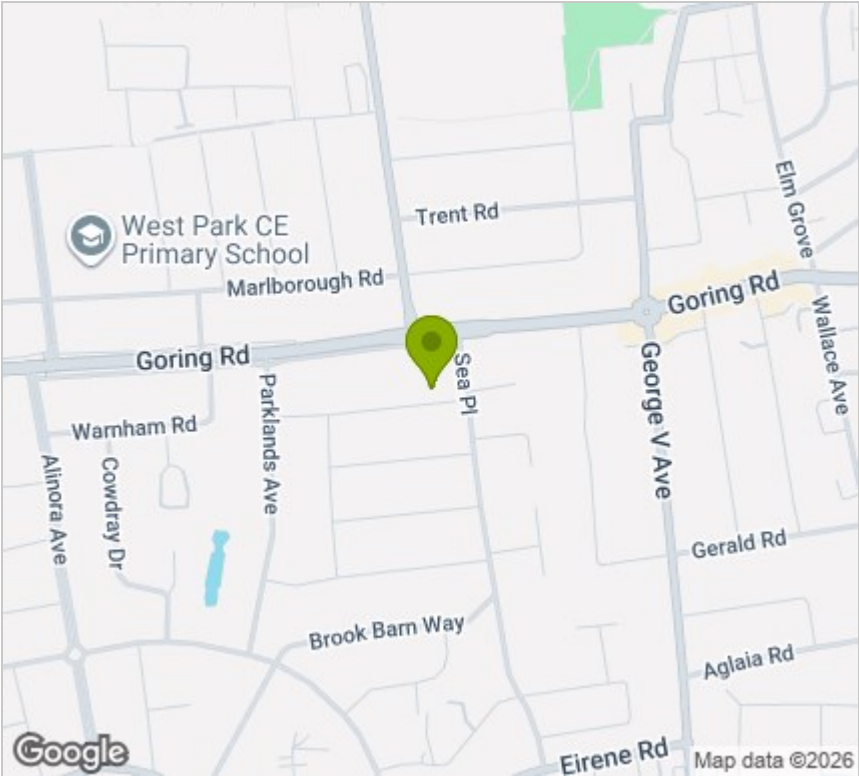
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

