



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



3A Strand Parade

The Boulevard, Worthing, BN12 6DH

Guide price £175,000

Leasehold Council Tax Band



James & James Estate Agents are delighted to bring to the market this spacious and well presented two bedroom apartment situated in Goring By Sea.

In brief, the accommodation comprises, entrance, stairs to first floor, spacious lounge, kitchen, two bedrooms and a bathroom. There is an external staircase leading on to a parking area which is on a first come first serve basis.

The property is perfectly positioned close to an array of shops, schools and is just a short distance to Durrington train Station & Leisure Centre.

In our opinion viewing is essential to fully appreciate both the size and excellent presentation of this idea first time buyer or buy to let property.



Lease years remaining - 157  
Service charge - on an 'as & when' basis  
Buildings insurance - £470 pa.

### Communal Entrance

Lounge  
17'2 x 10'9 (5.23m x 3.28m)

Kitchen  
9'5 x 6'3 (2.87m x 1.91m)

Bedroom One  
12'7 x 12'11 (3.84m x 3.94m)

Bedroom Two  
12'3 x 6'9 (3.73m x 2.06m)

Family Bathroom





## Floor Plan



## Viewing

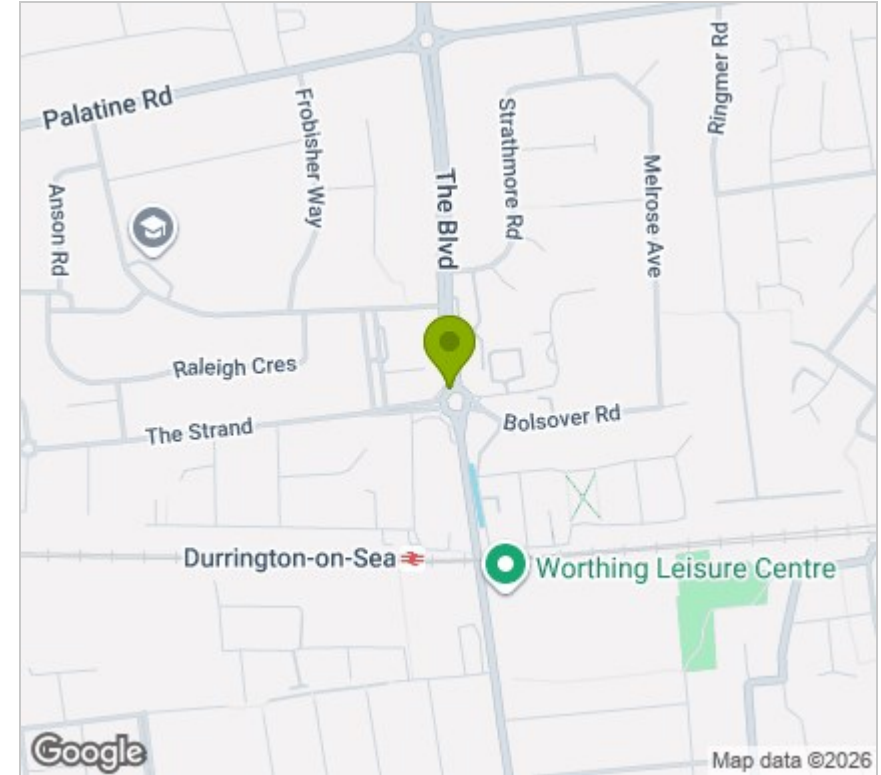
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

