



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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38a Limbrick Lane

Goring-By-Sea, Worthing, BN12 6AA

Asking price £230,000

Leasehold Council Tax Band A



James & James Estate Agents are delighted to bring to the market this first floor maisonette in a popular residential area.

In brief the accommodation comprises private entrance with stairs to first floor into lounge, two good size bedrooms, fitted kitchen, modern family bathroom, section of front garden and shared area of lawn on the front garden, and feature rear garden laid predominantly to lawn with areas of shingle, raised beds and timber shed.

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

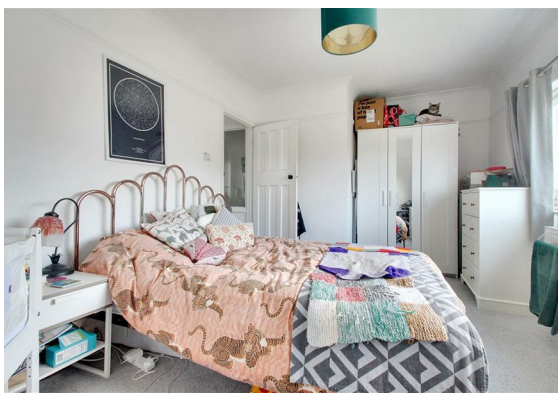
Situated close to the subway in Limbrick Lane, local shops can be found nearby at both Mulberry Parade and Limbrick corner. The nearest mainline railways stations are Durrington-on-Sea and Goring-by-Sea, both giving great links to most major towns and cities. Buses also serve the area.

Lease years remaining - 926 years approx  
Ground rent - £5per annum  
Service charge - on an 'as & when' basis shared between other properties

Private entrance

UPVC double glazed front door

Stairs to first floor landing





Lounge  
16'3 x 11'3 (4.95m x 3.43m)

Kitchen  
7'8 x 9'1 (2.34m x 2.77m)

Bedroom one  
10'4 x 16'8 (3.15m x 5.08m)

Bedroom two  
10'7 x 7'11 (3.23m x 2.41m)

Family bathroom  
10'9 x 4'7 (3.28m x 1.40m)

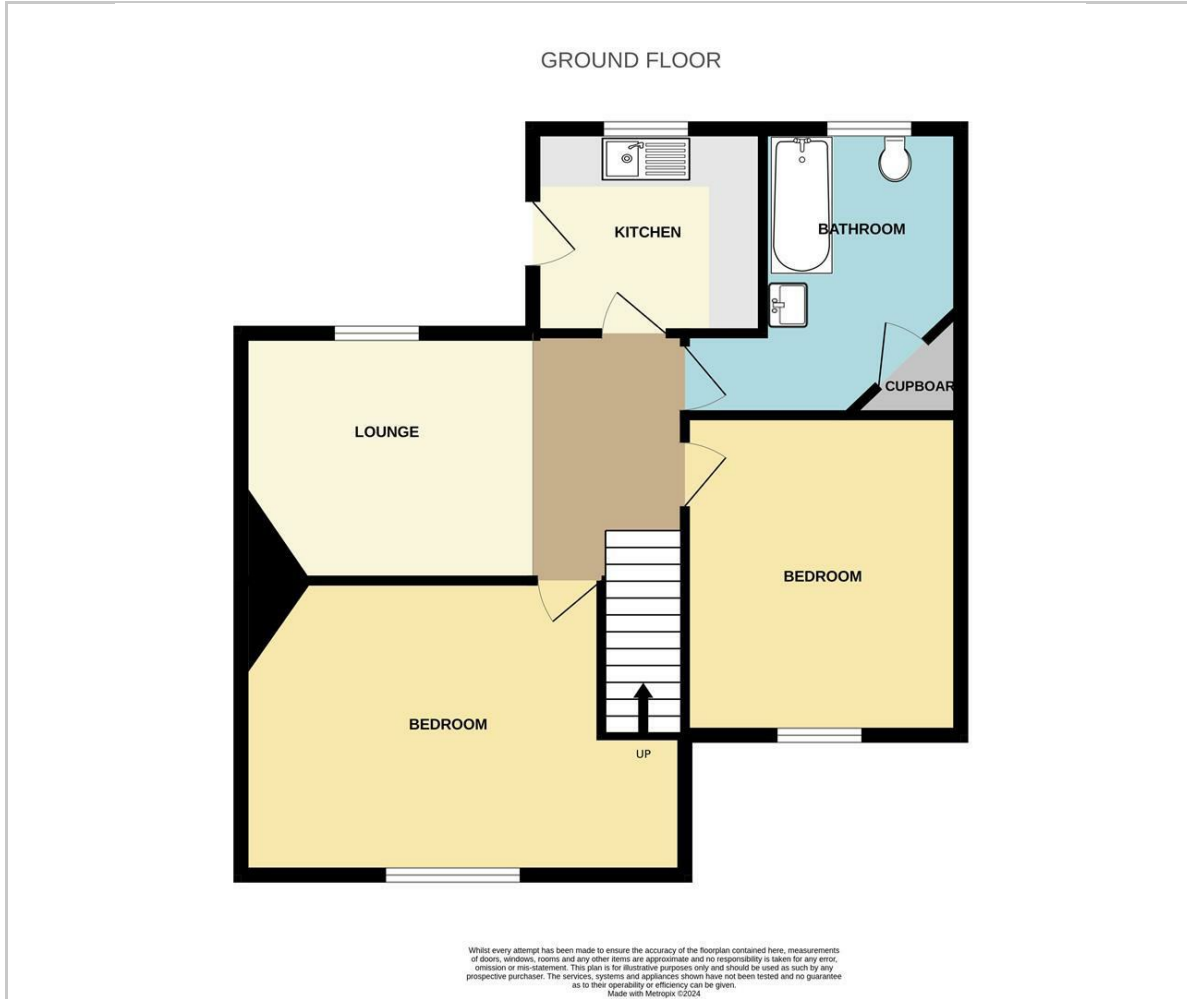
Section of front garden

Shared lawn area

Feature 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.

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.

## Area Map



## Energy Efficiency Graph

