



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 5, Chatsmore House Goring Street

Goring-By-Sea, BN12 5AH

Offers in the region of £220,000

Leasehold Council Tax Band C



A well presented two bedroom first floor apartment with South facing balcony and a garage. We are delighted to bring to the market this first floor flat situated in Goring Street being close to mainline railway station, bus stops, and local shops.

In brief, the accommodation comprises communal entrance with secure entry phone system to first floor entrance hall with storage cupboards, triple aspect lounge with double glazed door onto the balcony, two double bedrooms both with fitted wardrobes, and the master bedroom having a door onto the South facing balcony. There is a modern fitted kitchen/breakfast room, bathroom, and separate w/c.

Externally, there is a garage (no. 6) and communal gardens. 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 beautiful apartment.

Situated in Goring Street and offered for sale with no onward chain, please contact the vendor's sole agents to arrange a private viewing tour.

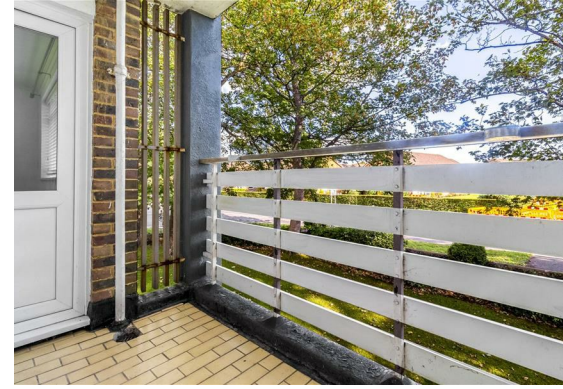
Lease years remaining - 937  
Service charge - £2000pa

Entrance with secure entry phone system

Stairs to first floor landing

Entrance hall with storage cupboards





Triple aspect lounge  
17'0 x 11'9 (5.18m x 3.58m)

Double glazed door onto South facing balcony

Modern kitchen/breakfast room  
17'7 x 7'7 (5.36m x 2.31m)

Bedroom one with fitted wardrobes  
14'11 x 11'1 (4.55m x 3.38m)

Double glazed door onto South facing balcony

Bedroom two with fitted wardrobes  
8'9 x 9'8 (2.67m x 2.95m)

Family bathroom

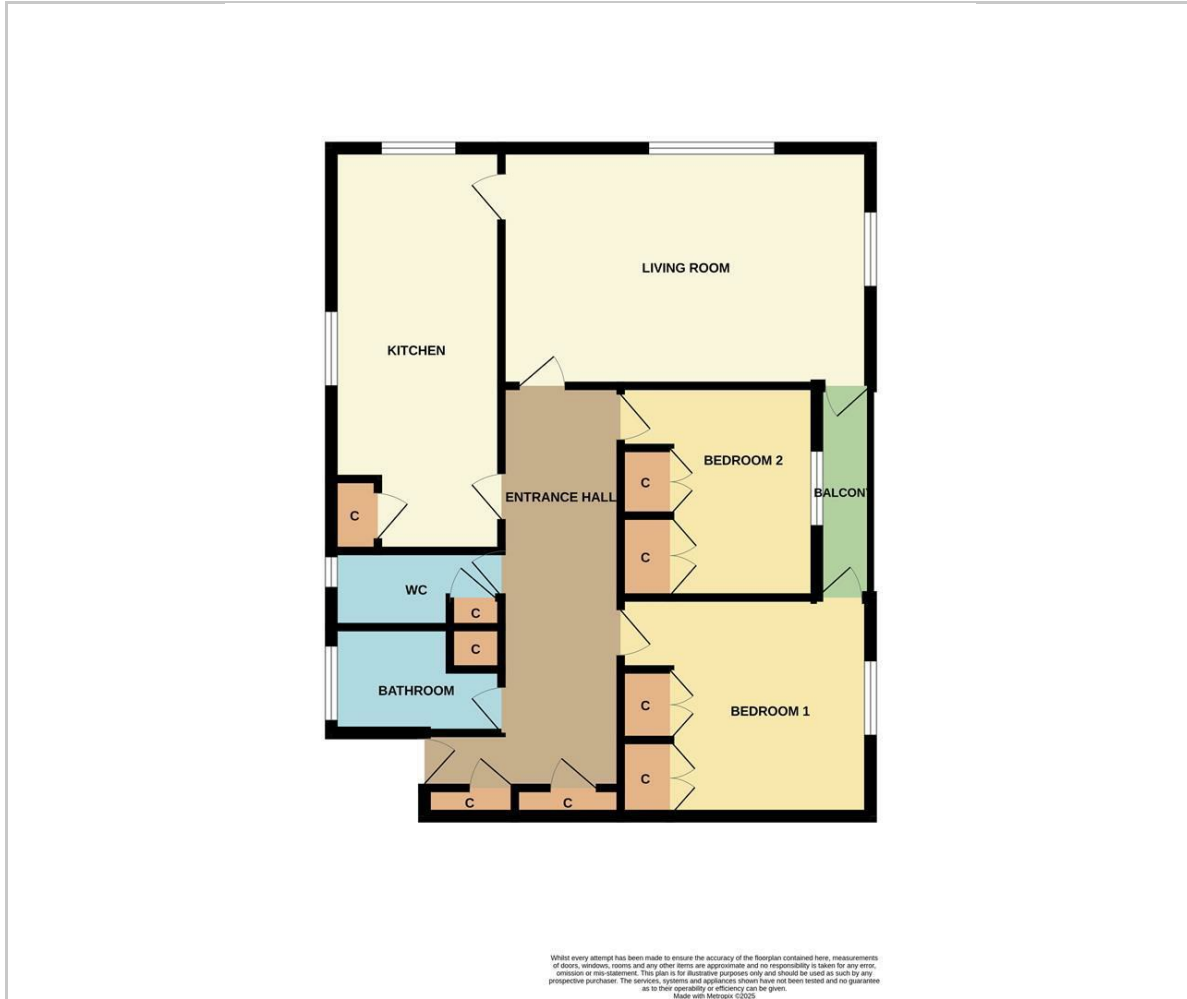
Separate w/c

Garage

Communal gardens



## Floor Plan



## Viewing

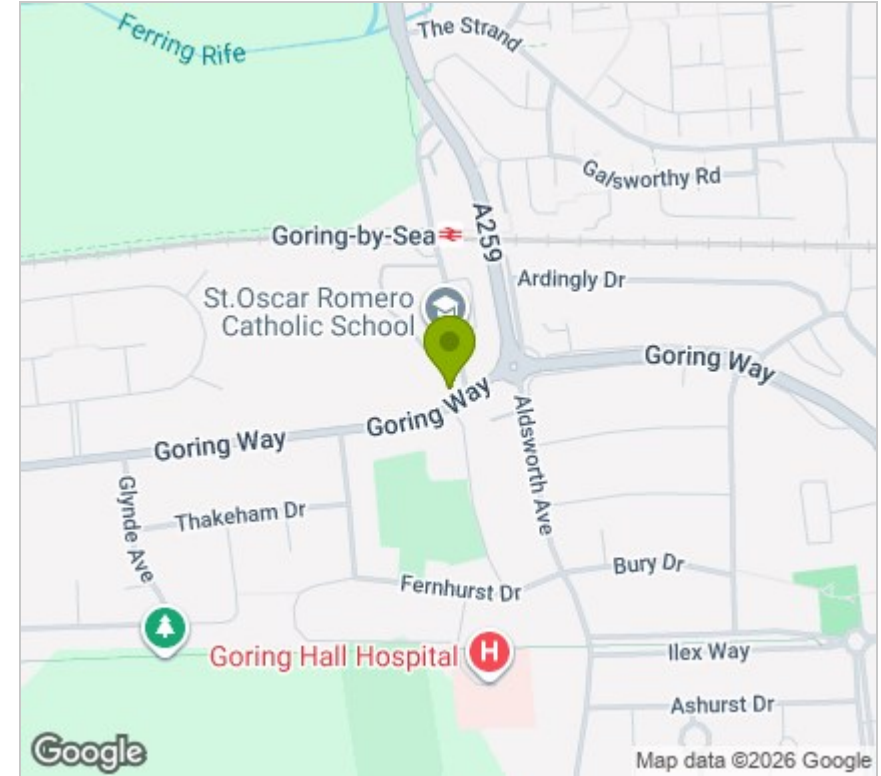
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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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

