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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 2, Marlborough House, 268 Goring Road

Goring-By-Sea, Worthing, BN12 4PE

Guide price £220,000

Leasehold Council Tax Band B



Located in the sought-after area of Goring-by-Sea, this beautifully refurbished two double bedroom first floor apartment offers bright, spacious accommodation, perfect for first-time buyers, downsizers, or investors.

The property has been newly renovated throughout, featuring a stylish, modern finish and a neutral décor that's ready to move straight into.

Inside, the apartment comprises two generously sized double bedrooms, a contemporary bathroom, a dual aspect large living and dining area filled with natural light, and a newly fitted dual aspect kitchen designed for modern living. The layout is both practical and welcoming, offering comfortable and well-proportioned living space throughout.

Externally, the apartment benefits from a private garage located in a secure compound, ideal for storage or off-road parking. There is also an additional storage cupboard located on the ground floor off the entrance.

The property is ideally positioned just a short walk from the popular Mulberry Parade shopping facilities and offers excellent transport links with Goring train station close by.

Offered to the market chain free, with a brand new lease to be granted upon completion, this is a fantastic opportunity to purchase a turnkey home in a well-connected and desirable seaside location.

Early viewing is highly recommended.

Lease years remaining - 123
Service charge - £889pa (approx)
Buildings insurance - £548.98pa

[Security Entrance](#)





Stairs To First Floor

Entrance Hall

Lounge Diner

19'6 x 12'10 max (5.94m x 3.91m max)

Kitchen

11'6 x 8'6 (3.51m x 2.59m)

Bedroom

15'6 x 11'5 (4.72m x 3.48m)

Bedroom

13'1 x 9'7 (3.99m x 2.92m)

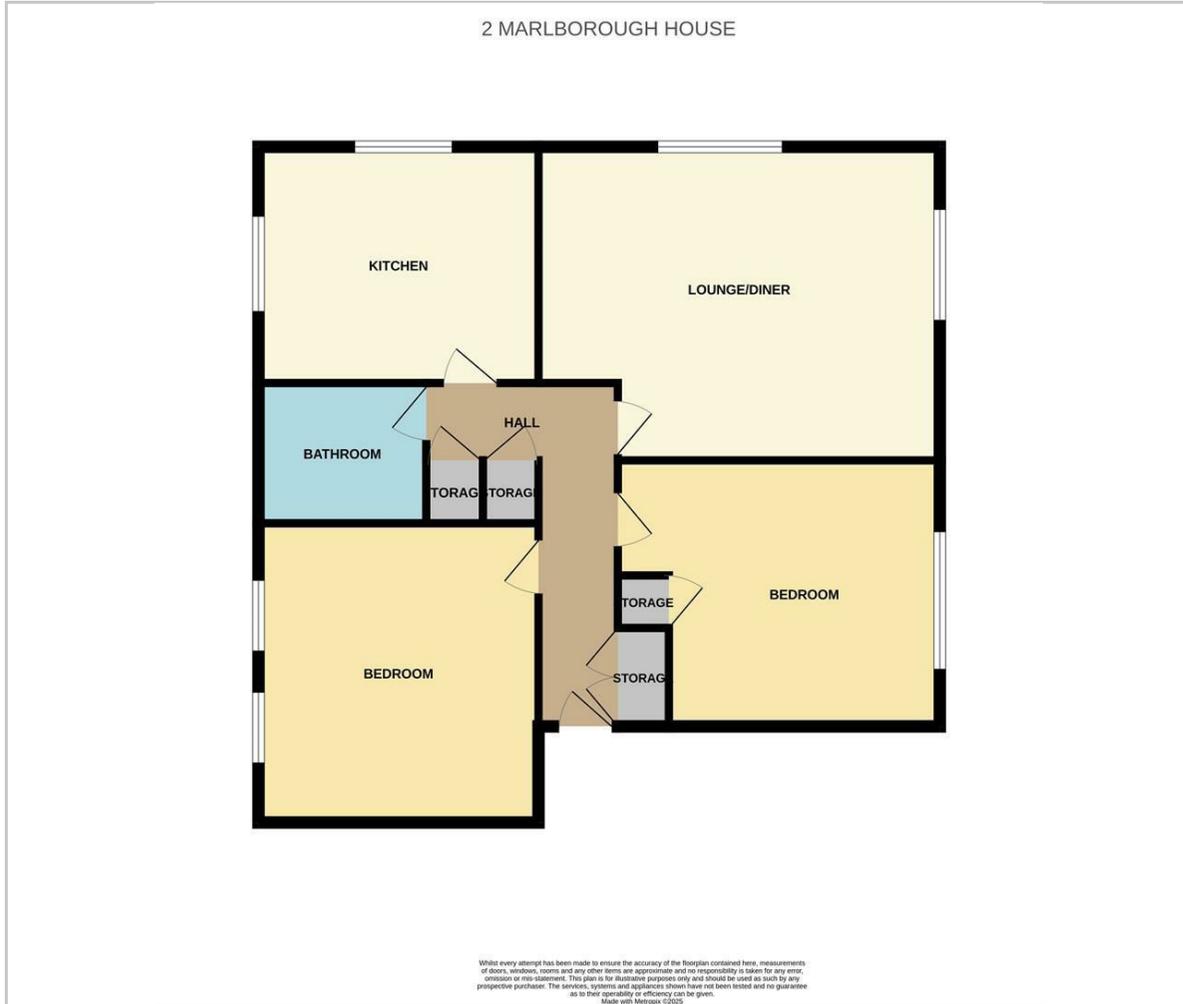
Bathroom

Garage

Storage Cupboard



Floor Plan



Viewing

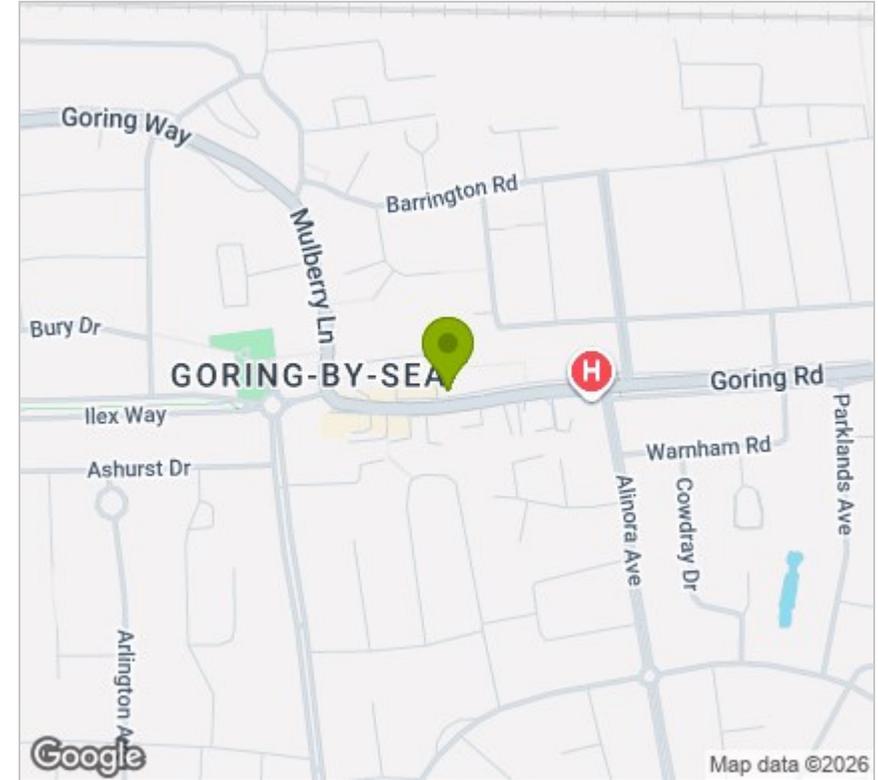
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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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

