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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

# 122 Marine Crescent

Goring By Sea, Worthing, BN12 4HR

## Guide price £400,000

Leasehold - Share of Freehold Council Tax Band D

2 | 1 | 1 | D

A superb seafront apartment/bungalow alternative in this enviable position on the corner of Banstead Close and Marine crescent. CHAIN FREE.

In brief the accommodation comprises footpath to enclosed area of front garden with UPVC double glazed door into spacious entrance hall with floor to ceiling storage cupboard, feature double aspect lounge/diner with a pleasing view towards the beach huts, great size modern fitted kitchen/diner, again enjoying a pleasing outlook with a door to outer lobby and giving access to one of the areas of garden.

There are two double bedrooms both enjoying fitted wardrobes, and there is a modern refitted wet room with W/C, and an additional separate W/C with wash hand basin.

Outside there are gardens to three sides and off road parking for two vehicles which in turn leads to the garage. Other benefits include gas central heating and double glazing, and being offered for sale with no onward chain.

Situated on Goring seafront, the property is a short stroll to Sea Lane café. Local shops can be found nearby at St. John's Parade, Mulberry Parade and Goring Road. Regular buses serve the area, and the nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities.

Lease years remaining - 981 - with 50% share of the freehold
Service charge - split 50/50 with first floor property. Each to have own insurance.

UPVC double glazed door into entrance hall
27'11 x 4'2 (8.51m x 1.27m)

Feature double aspect South facing lounge
17'5 x 13'5 (5.31m x 4.09m)

Double aspect kitchen/diner with pleasing outlook
18'1 x 9'7 (5.51m x 2.92m)

Bedroom one with fitted wardrobes
13'8 x 13'4 (4.17m x 4.06m)

Bedroom two with fitted wardrobe
13'5 x 9'3 (4.09m x 2.82m)

Modern refitted wet room with WC
9'5 x 5'6 (2.87m x 1.68m)

Separate W/C

Front and side gardens

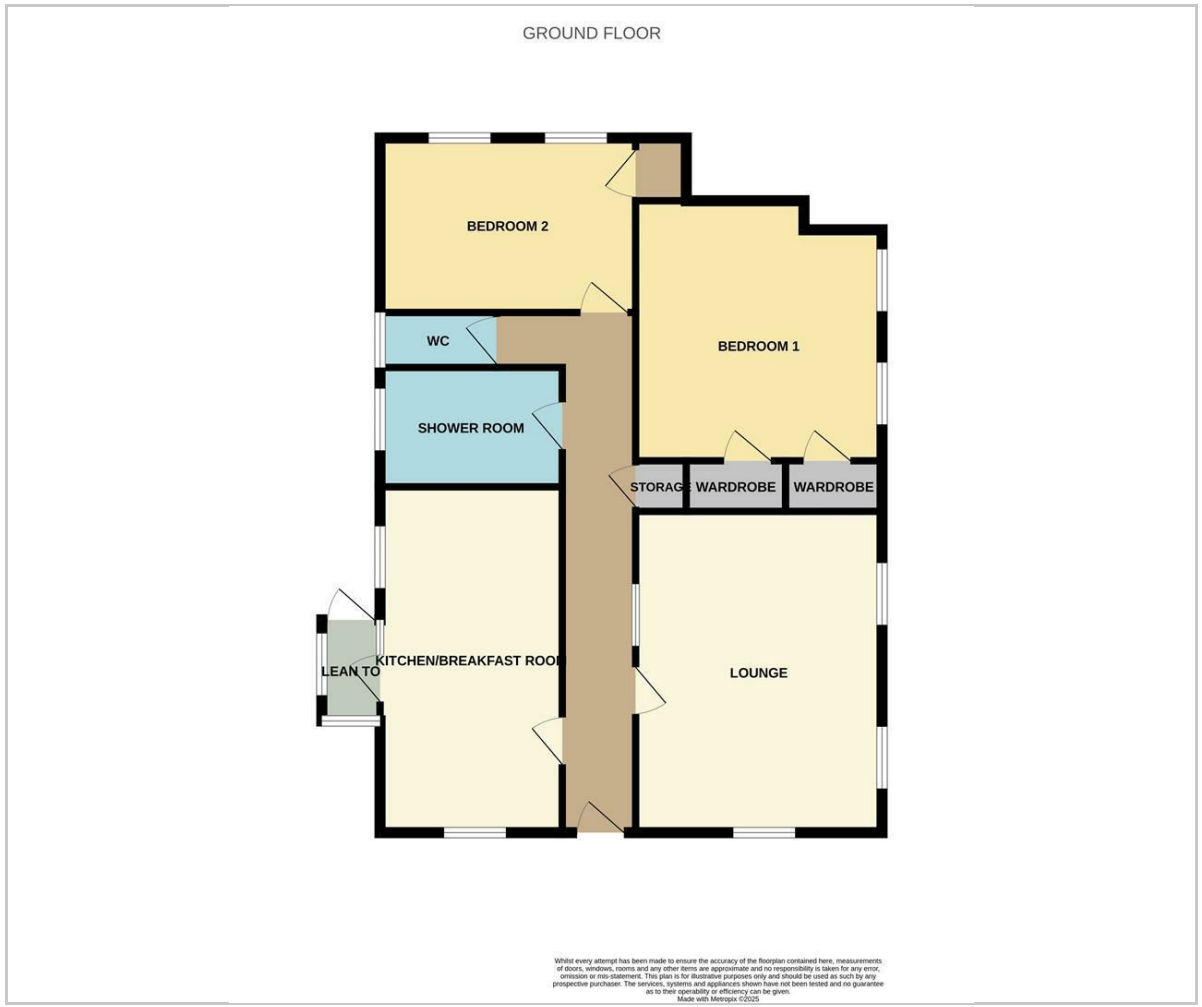
UPVC outer lobby

Gated side garden

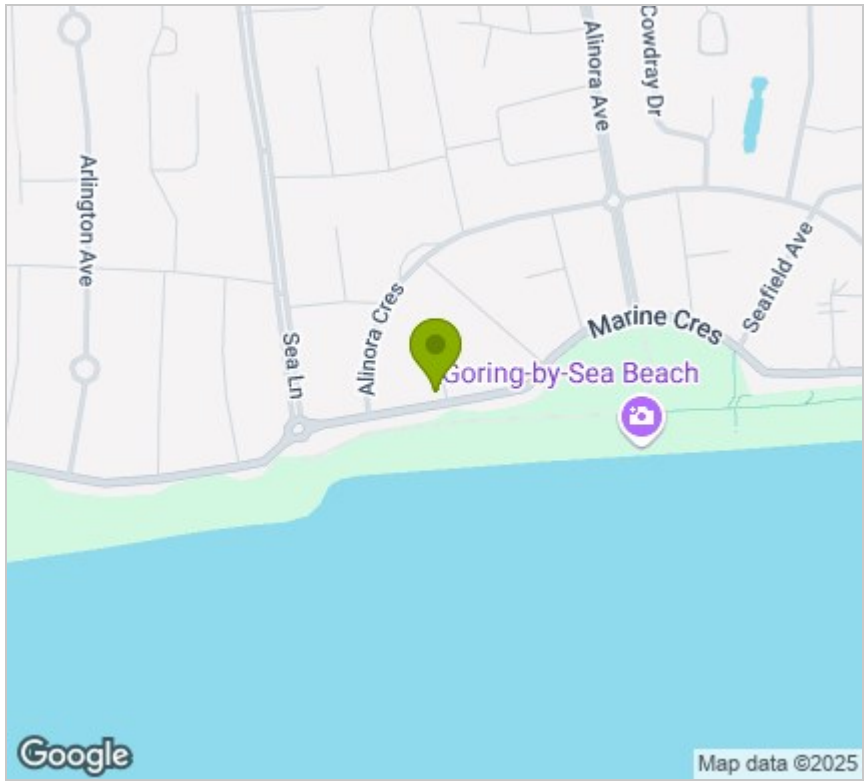
Ample off road parking

Garage
15'10 x 7'11 (4.83m x 2.41m)

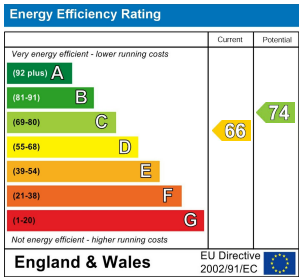
## Floor Plan

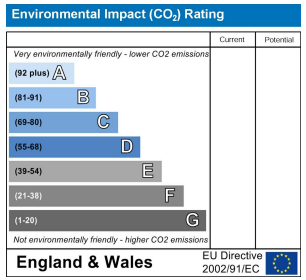



## Area Map




## Energy Efficiency Graph




## 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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