

Flat 2, Marlborough House, 268 Goring Road

Goring-By-Sea, Worthing, BN12 4PE

Guide price £240,000

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



2 MARLBOROUGH HOUSE

Floor plan showing the layout of 2 Marlborough House. The plan includes a Kitchen, Lounge/Diner, Bedroom, Bathroom, Hall, and three Storage areas.

Room labels: KITCHEN, LOUNGE/DINER, BEDROOM, BATHROOM, HALL, STORAGE, STORAGE, STORAGE.

Disclaimers:

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 69 | 77 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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