



35a Goring Road

Goring-By-Sea, Worthing, BN12 4AR

Guide price £240,000

Leasehold Council Tax Band B

We are delighted to offer for sale this fantastic maisonette, ideally positioned on Goring's ever popular High Street, within easy reach of local shops, cafés, and transport links.

The accommodation comprises private entrance with stairs leading to the first floor, bright and spacious lounge, modern fitted kitchen/diner with a range of base and eye level units, ample worktop space, and room for a dining table. There is also a convenient W/C on this level.

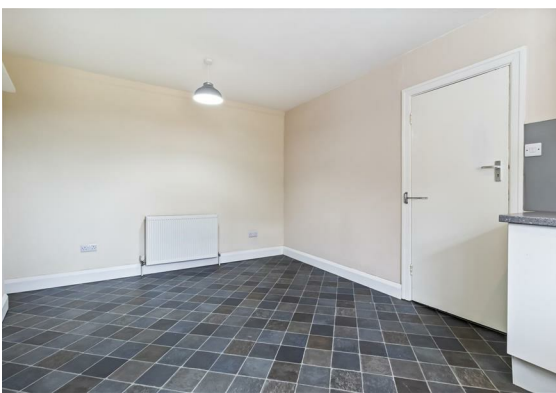
To the second floor, there are two generous double bedrooms and a well appointed bathroom fitted with a modern white suite.

Further benefits include gas-fired central heating, attractive double glazed sash windows and is offered for sale with no forward chain.

Positioned within Goring high street, which offers convenience stores, coffee shops, a bank and a pharmacy. Bus routes run along the high street and West Worthing train station is 0.5 miles away. Worthing seafront is located at the bottom of Wallace Avenue and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

Lease years remaining - 991
Service Charge: As and when
Ground Rent: Peppercorn

[Private Entrance With Stairs To](#)





First Floor

Spacious Kitchen/Diner
15'10 x 10'11 (4.83m x 3.33m)

Lounge
19' x 11'11 (5.79m x 3.63m)

W/C

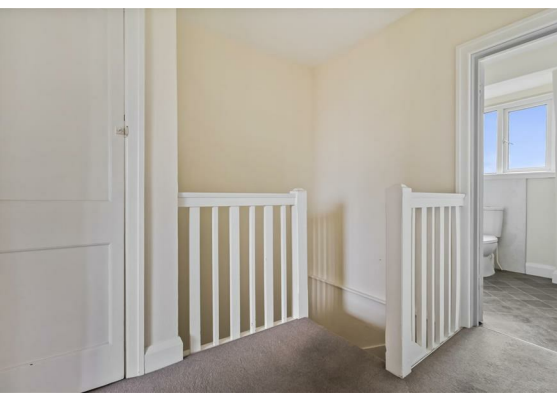
Second Floor

Double Bedroom
15'5 x 9'3 (4.70m x 2.82m)

Double Bedroom
19' x 11'7 (5.79m x 3.53m)

Bathroom With White Suite

No Onward Chain



Floor Plan



Viewing

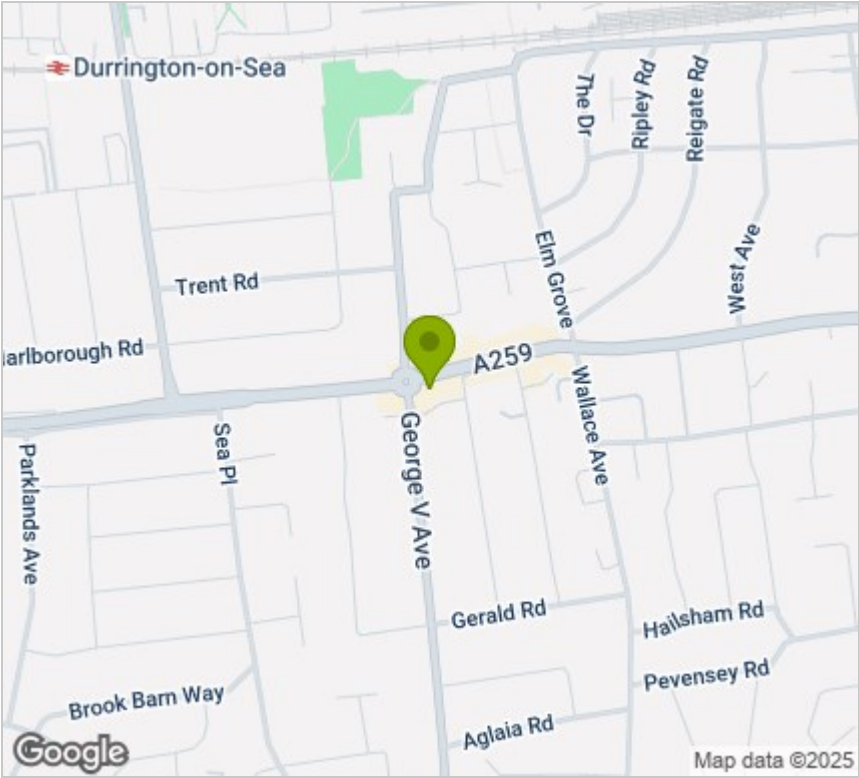
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

