



153A Goring Road

Goring-By-Sea, Worthing, BN12 4BB

Guide price £300,000

Leasehold Council Tax Band B

Offered for sale with no onward chain is this well presented ground floor garden flat, ideally situated along the popular Goring Road.

The accommodation is accessed via a private front door leading into a spacious entrance hall with a shelved airing cupboard.

The bright South facing lounge features an attractive focal fireplace and French doors opening onto the private South facing garden.

The property also benefits from a good-sized kitchen/diner with a pantry-style cupboard.

There are two generously sized double bedrooms, a shower room and separate WC which completes the internal accommodation.

Externally, the property offers a private south-facing garden which has been laid mainly lawn and is complemented by mature borders. To the rear of the property there is also a garage with an up-and-over door, accessed via a shared driveway.

Further benefits include gas central heating and double glazing. In our opinion, internal viewing is highly recommended to fully appreciate the space and layout this apartment provides.

The property is situated along the slip road of Goring Road, conveniently positioned for the mainline bus service which stops almost directly outside and provides excellent links into Worthing town centre and surrounding areas.

The Mulberry shopping parade is close by and caters for everyday needs, while Worthing town centre, with its wider range of pedestrianised shopping facilities, bars and restaurants, is approximately two miles away.

The service charge is payable on an as-and-when basis and is split with the neighbouring flat, and the ground rent is £75 per annum.

Lease years remaining - 166

ENTRANCE





Entrance Hall

Lounge
15'5 x 12'3 (4.70m x 3.73m)

Kitchen Breakfast Room
12'2 max x 10'7 max (3.71m
max x 3.23m max)

Bedroom One
13'9 x 10'7 (4.19m x 3.23m)

Bedroom Two
11'7 x 10'0 (3.53m x 3.05m)

Wet Room

Separate WC

OUTSIDE

Rear Garden



Floor Plan



Viewing

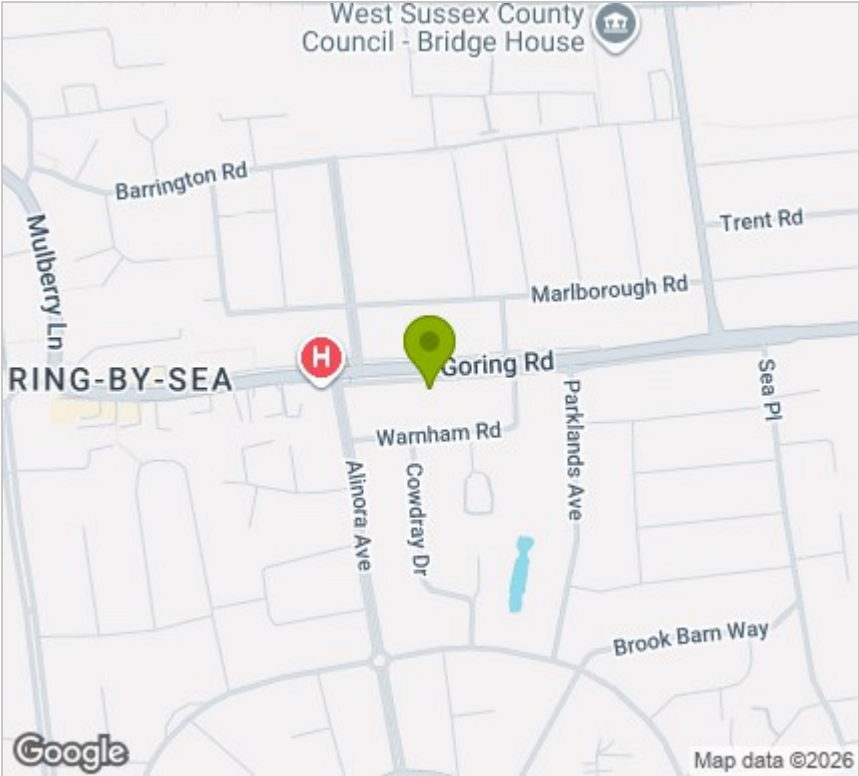
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

