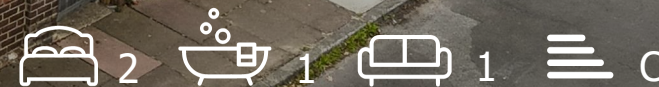


61 Sea Place

Goring-By-Sea, Worthing, BN12 4BS

Guide price £300,000

Freehold Council Tax Band B



Guide Price £300,000 - £325,000.

James & James Estate Agents are delighted to bring to the market this BEAUTIFULLY presented first floor FREEHOLD maisonette.

In brief the accommodation comprises double glazed French doors into PRIVATE entrance with stairs to first floor landing and access to large loft space. There is a spacious lounge/diner, two double bedrooms, modern fitted kitchen with larder cupboard and cupboard housing boiler, bathroom with separate W.C.

Outside there is a private SOUTH FACING rear garden laid predominately to lawn along with a larger than average GARAGE with ample off road parking. Other benefits include gas central heating and double glazing.

Situated moments from the beach, this first floor maisonette is an ideal property for anyone looking for space to EXTEND into the loft. Planning has been submitted and approved for two bedrooms and a bathroom to be added to the second floor.

There is also an additional staircase to the side of the property that leads to a the first floor landing which is currently used as a utility area. We feel this access could be used as an entrance to a separate self contained apartment in the loft space (subject to the necessary planning constraints).

The property is located in the popular area of South Goring, close to local amenities, schools and a short distance from Goring sea front.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful apartment.





UPVC double glazed French doors

Private entrance with stairs to first floor

First floor landing with pull down ladder to large

Lounge/diner
15'10 x 11'2 (4.83m x 3.40m)

Bedroom one with large bay window
15'2 x 10'8 (4.62m x 3.25m)

Bedroom two
13'8 x 8'10 (4.17m x 2.69m)

Kitchen/breakfast room with larder cupboard
12'3 x 9'2 (3.73m x 2.79m)

Bathroom
5'8 x 5'1 (1.73m x 1.55m)

Separate W.C.

Private garden

Large garage

Off road parking



Floor Plan



Viewing

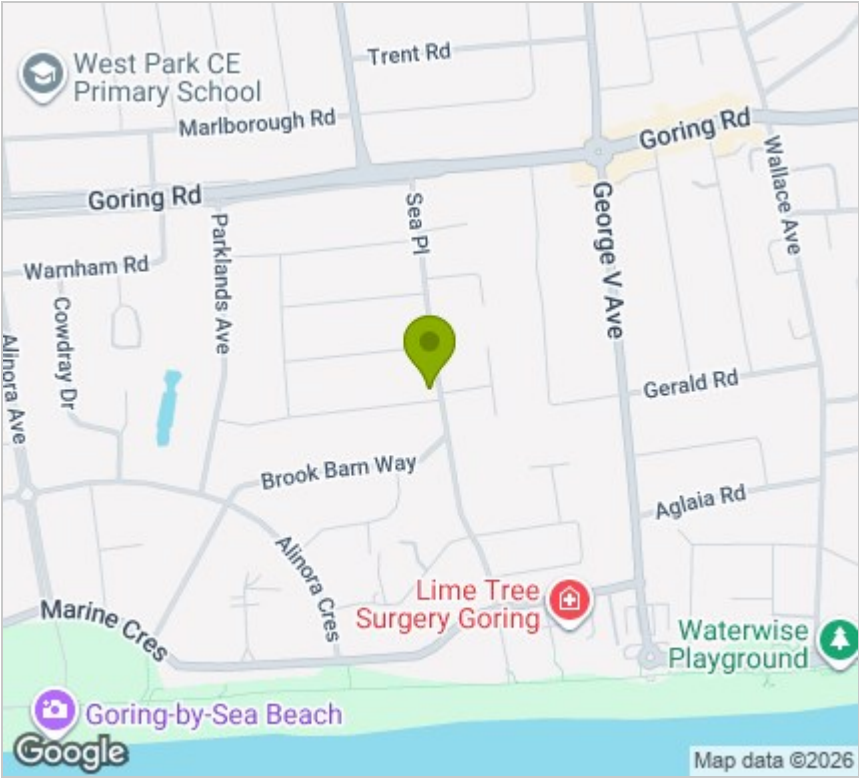
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

