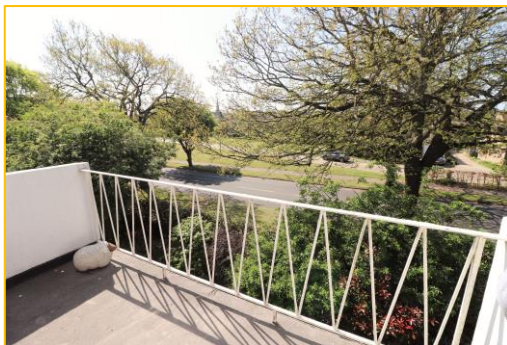




- 2 BEDROOM APARTMENT
- SOUTH FACING BALCONY
- MODERN KITCHEN & BATHROOM
- EXCELLENT PRESENTATION THROUGHOUT
- GAS BOILER HEATING TO RADIATORS
- EXTENSIVE COMMUNAL GARDENS



**Sunningdale Court Jupps Lane**  
 Worthing BN12 4TU

**Guide Price £230,000  
 to £235,000**

A great opportunity to acquire this two bedroom apartment situated in a popular location of Goring, close to local amenities and within a mile of Goring sea front. Accommodation comprises of a South facing lounge leading to the balcony, modern refitted kitchen, two bedrooms and a bathroom. Other benefits include gas fired central heating and double glazing throughout. The property is presented to a very high standard and viewings come highly recommended.

**Entrance Hall** 15' 1" x 3' 5" (4.59m x 1.04m) *plus door recess*

L Shape Hallway with a large storage cupboard and a double panel radiator.

**Lounge** 15' 2" x 14' 4" (4.62m x 4.37m) *plus door recess*  
Double glazed door leading to the South facing balcony.  
Double glazed window to the rear. Double panel radiator.

**Balcony** 10' 4" x 4' 1" (3.15m x 1.24m)  
South facing with views over the green and the church in the distance.

**Kitchen** 10' 4" x 8' 2" (3.15m x 2.49m)  
Modern and refitted with a double glazed window to the front. Range of base units and drawer with matching wall mounted cupboards. Roll edge worktops with inset stainless steel single bowl, single drainer sink unit with mixer tap. Fitted oven. 4 ring hob with stainless hood over. Integrated fridge freezer. Space and plumbing for a washing machine. Double panel radiator.

**Bedroom 1** 12' 3" x 11' 1" (3.73m x 3.38m)

Double glazed window to the rear. Fitted wardrobe. Double panel radiator.

**Bedroom 2** 9' 7" x 7' 10" (2.92m x 2.39m)

Double glazed window to the front. Double panel radiator.

**Bathroom** 10' 0" x 5' 7" (3.05m x 1.70m)

Double glazed window to the side. L shape bath with wall mounted shower over. Wash hand basin with vanity cupboard and drawers below. Low level WC. Airing cupboard. Heated towel rail.

**Lease**

126 years remaining.



traditional values modern thinking

**traditional values** modern thinking