

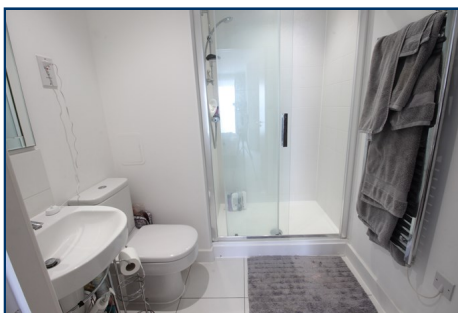


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



1 The Waterfront, Goring By Sea, West Sussex, BN12 4FB

A LUXURIOUS TWO BEDROOM SEAFRONT APARTMENT WITH COVERED PARKING

- Two double bedrooms
- Kitchen with integrated appliances
- En-suite shower room
- Bathroom/W.C
- Underfloor heating
- Superb gated courtyard
- With direct access to the seafont
- Secure covered parking

£1,300 TO LET LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this luxurious two bedroom seafront apartment in Goring-by-Sea. The accommodation features include security entryphone system, lounge with seaviews and doors to balcony, modern kitchen with integrated appliances, en-suite shower room, bathroom/WC. Outside has a superb gated courtyard with direct access to the seafront and secure covered parking. Further features include underfloor heating and double glazing. Viewing essential.

Accommodation in brief comprises:

COMMUNAL ENTRANCE HALL

Communal front door with security entryphone system, stairs to second floor.

ENTRANCE HALL

Built-in storage cupboard.

LOUNGE - 4.27m x 3.96m (14' x 13')

Double glazed door leading to the balcony, with superb views over the courtyard to the English channel.

KITCHEN - 2.95m x 2.44m (9' 8" x 8')

Superb fitted modern kitchen with integrated appliances.

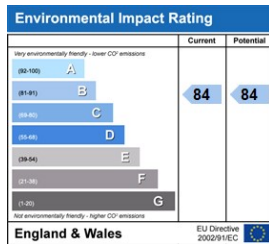
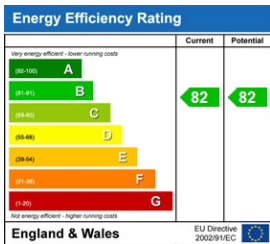
BEDROOM ONE - 5.05m x 3.12m (16' 7" x 10' 3")

With views over the English channel, fitted double wardrobe.

EN-SUITE SHOWER ROOM

BEDROOM TWO - 4.06m x 2.62m (13' 4" x 8' 7")

FAMILY BATHROOM/WC



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.