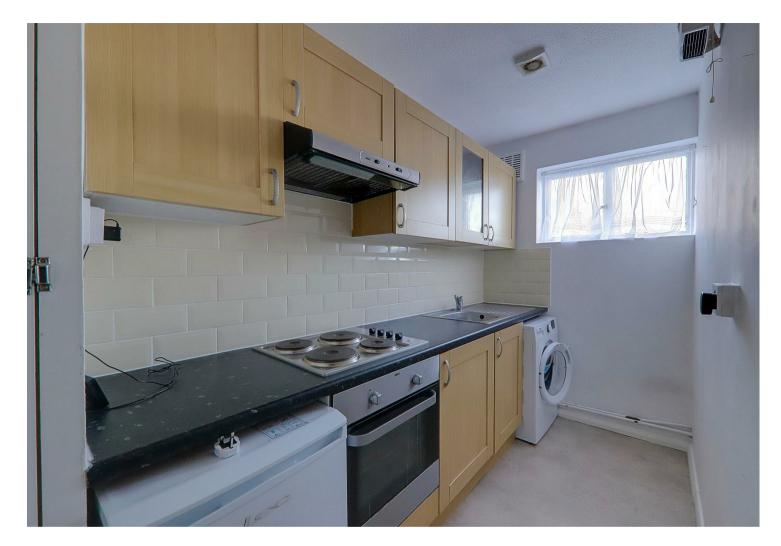


7 Clive Court, Clive Avenue, Worthing, BN12 4SQ Price £140,000









CHAIN FREE and SPACIOUS first floor studio apartment in popular Goring By Sea. Conveniently situated within close proximity to local shopping facilities, seafront & railway station. The accommodation briefly comprises entrance hall, dual aspect 17ft studio room, separate kitchen and bathroom/Wc. Benefits include a long lease and no ongoing chain.



- First Floor
- Studio Apartment
- Chain Free
- Long Lease
- Goring By Sea
- 17ft Studio Room
- Viewing Recommended







Communal Entrance

With staircase to the first floor.

First Floor

Front door to;

Entrance Hall

Electric wall mounted heater. Cupboard housing electric meter.

Studio Room

5.48 x 3.75 (17'11" x 12'3")

Double glazed window. Two electric wall mounted heaters. Single glazed window.

Kitchen

3.46 x 1.49 (11'4" x 4'10")

Work surfaces with cupboards under. Fitted electric hob with oven under and extractor above. Space for two under counter appliances.

Matching wall cupboards. Single glazed window. Cupboard housing hot water cylinder.

Bathroom/Wc

2.46 x 1.56 (8'0" x 5'1")

Suite comprising panelled bath with shower above, pedestal wash hand basin and low level flush Wc. Single glazed window. Part tiled walls. Chrome towel radiator.

Communal Gardens

Well maintained gardens surround the development.

Required Information

Length of lease: 130 years remaining Annual service charge: £1600 pa Service charge review period: Annual ground rent: £250 pa Ground rent review period:

Council tax band: A

Draft version: 1

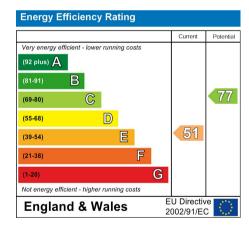
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comiss and any other items are approximate and no responsibility is taken for any error, omission or merstatement. This plan is for fluitstative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to the fluidness of the services.





These particulars are believed to be correct, but their accuracy is not guaranteed. They
do not form part of any contract. The services at this property, ie gas,
electricity, plumbing, heating, sanitary and drainage and any other appliances
included within these details have not been tested and therefore we are unable to
confirm their condition or working order.





