



4 Clive Court, Clive Avenue, Worthing, BN12 4SQ
Price £149,950

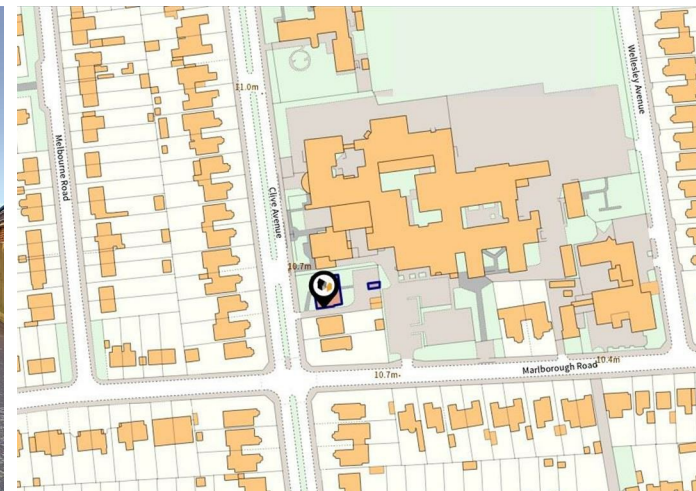
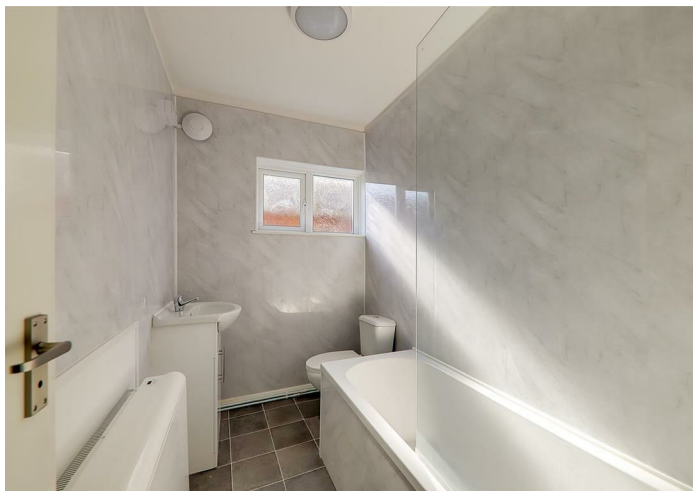
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*****CHAIN FREE***GORING BY SEA***LONG LEASE*****

A chain free ground 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, low outgoings and

- Ground Floor Studio Apartment
- 17ft Studio Room
- Double Glazing
- Long Lease
- Chain Free
- EPC Rating C
- High Heat Retention Heaters
- Allocated Parking Space



Communal Entrance

Leading to;

Ground Floor

Private front door opening to;

Entrance Hall

High heat retention storage heater. Meter cupboard.

Studio Room

3.71 x 5.43 (12'2" x 17'9")

Dual aspect double glazed windows. High heat retention storage heater.

Kitchen

1.50 x 3.50 (4'11" x 11'5")

Work surfaces with white high gloss cupboards and drawers fitted under. Inset one and half sink drainer unit. Fitted hob with oven under. Matching wall cupboards. Double glazed

window. Fitted cupboard housing hot water cylinder. Space for under counter appliance.

Bathroom/Wc

Panelled bath, vanity wash hand basin with cupboards under, low level flush Wc. high heat retention storage heater. Double glazed window.

Communal Gardens

Well maintained gardens surround the development.

Allocated Parking Space

Located to the rear of the property.

Required Information

Length of lease: 130 year remaining

Annual service charge: £1600 PA

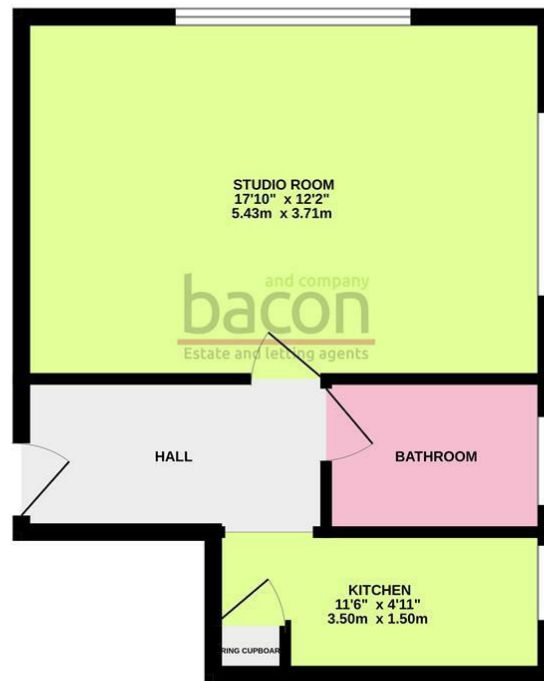
Annual ground rent: £250

Council tax band: A

Draft version: 1

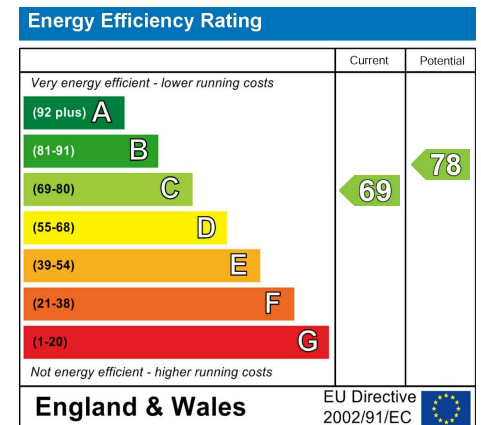
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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 their operability or efficiency can be given.
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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.



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