



1 Clive Court, Clive Avenue, Worthing, BN12 4SQ  
Price £155,950





A chain free ground floor REFURBISHED 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, 15ft studio room, separate modern kitchen and modern shower room/Wc. Benefits include a long lease, low outgoings, gas central heating and a modern heat retention ventilation system.

- Studio Flat
- Gas Central Heating
- Double Glazing
- West Aspect 15ft Studio Room
- Refitted Kitchen
- Refitted Shower Room/Wc
- Goring By Sea
- Heat Recovery Ventilation System



### Communal Entrance

Leading to;

### Ground Floor

Private front door opening to;

### Entrance Hall

A spacious hallway with meter cupboard. Radiator. Door to studio room.

### Studio Room

4.57 x 4.12 (14'11" x 13'6")

Double glazed window over looking the West aspect communal gardens. Radiator. Opens to kitchen and door to shower room.

### Refitted Kitchen

Range of work surfaces with high gloss grey cupboards and drawers fitted under. Inset single drainer sink unit. Fitted electric hob with oven under and extractor above. Space for 2



under counter appliances. Double glazed window. Wall mounted boiler concealed in cupboard.

### Refitted Shower Room/Wc

Step in shower cubicle with with curved sliding doors. Vanity sink with cupboards under and low level flush Wc. Vanity mirrored cabinet. Wall mounted chrome towel radiator. Double glazed obscure glass window. Tiled walls and floor.

### Communal Gardens

Well maintained gardens surround the development.

### Required Information

Length of lease: 130 years remaining

Annual service charge: £1600 pa

Annual ground rent: £250 pa

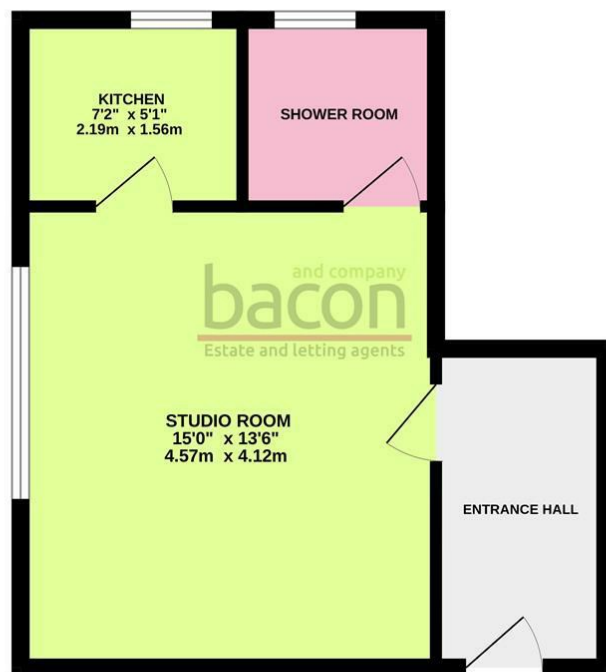
Council tax band: A



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 mis-statement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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