



Chichester House, 1, The Waterfront, Goring-by-Sea, Worthing, BN12

Guide Price **£350,000**



Property Type: Apartment

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: D

- Ground Floor Seafront Apartment
- Two Double Bedrooms
- Bathroom & En Suite Shower Room
- South Facing Lounge & Dining Room
- Modern Fitted Kitchen
- South Facing Private Patio
- Allocated Underground Parking
- Seaviews & Direct Access to The Seafront
- Chain Free
- Close To Local Doctors & Pharmacy

We are delighted to offer to the market the opportunity to purchase a ground floor seafront apartment. The seafront apartment offers two double bedrooms, south facing lounge/ dining room, modern re fitted, guest bathroom and en suite shower room. The property benefits from a private south facing patio with views over the well kept communal gardens and sea views.





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INTERNAL

The property is approached via a communal entrance with secure key fob access, with both stairs and a lift rising to the upper ground floor. From the communal hallway, the front door opens into the apartment, where a hallway provides access to all rooms and a useful storage cupboard. The south-facing lounge/dining room enjoys direct views towards Goring-by-Sea seafront and benefits from a door leading out to a private patio. The modern fitted kitchen is finished with white wall and base units, complemented by integrated appliances, and a sink with drainer. There are two double bedrooms, with the principal bedroom featuring an en suite shower room. The apartment further benefits from underfloor heating throughout.

EXTERNAL

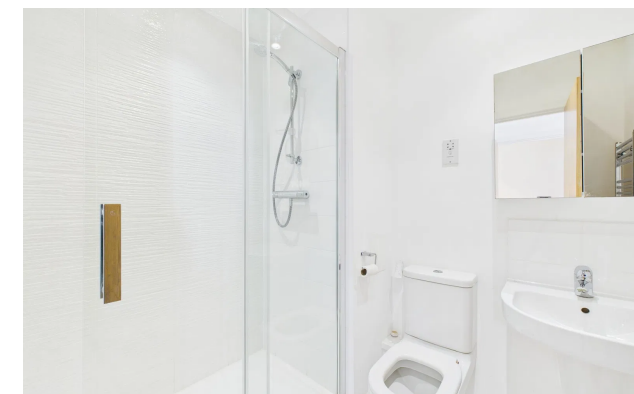
The property further benefits from a south-facing private patio, providing space for outdoor furniture and offering views across the well-maintained communal gardens with direct sea views. In addition, the apartment includes an allocated parking space within a secure underground car park.

SITUATED

Just moments from the seafront, The Waterfront Development enjoys a prime position on Eirene Road. The development offers convenient on-site facilities including a medical centre and pharmacy. A wide range of local amenities can be found on Goring Road, just half a mile away. Worthing town centre is approximately one and a half miles from the development, providing an extensive selection of shops, restaurants, pubs, cinemas, theatres, and leisure facilities. Excellent transport links include nearby Durrington Station, about one mile away, West Worthing Railway station is only 1.3 miles away and regular local bus services run nearby.

Lease: 112 years remaining
Service Charge: £3024 per annum.
Ground Rent: £350 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.