



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Sea Place, Goring-By-Sea, BN12 4BS

Asking Price £365,000

Aspire Residential are delighted to bring to the market this unique two bedroom top floor flat in desirable Goring By Sea. The property offers a modern and spacious accommodation internally, whilst externally benefiting from a generous South facing garden and a garage in compound with parking to the front. Benefitting from a freehold tenure, this property offers as and when maintenance and insurance arrangements. This property has had planning granted for two bedrooms in the loft space should the incoming purchaser choose to pursue it; application number AWDM/0374/23.



Council Tax Band: B

- Top floor apartment
- Freehold tenure
- No forward chain
- Desirable and quiet location
- Planning for two rooms in the loft space - application number AWDM/0374/23
- Beautiful and generous south facing garden
- Garage
- As & when maintenance
- Local amenities which include leisure facilities & bars/restaurants
- Gas central heating

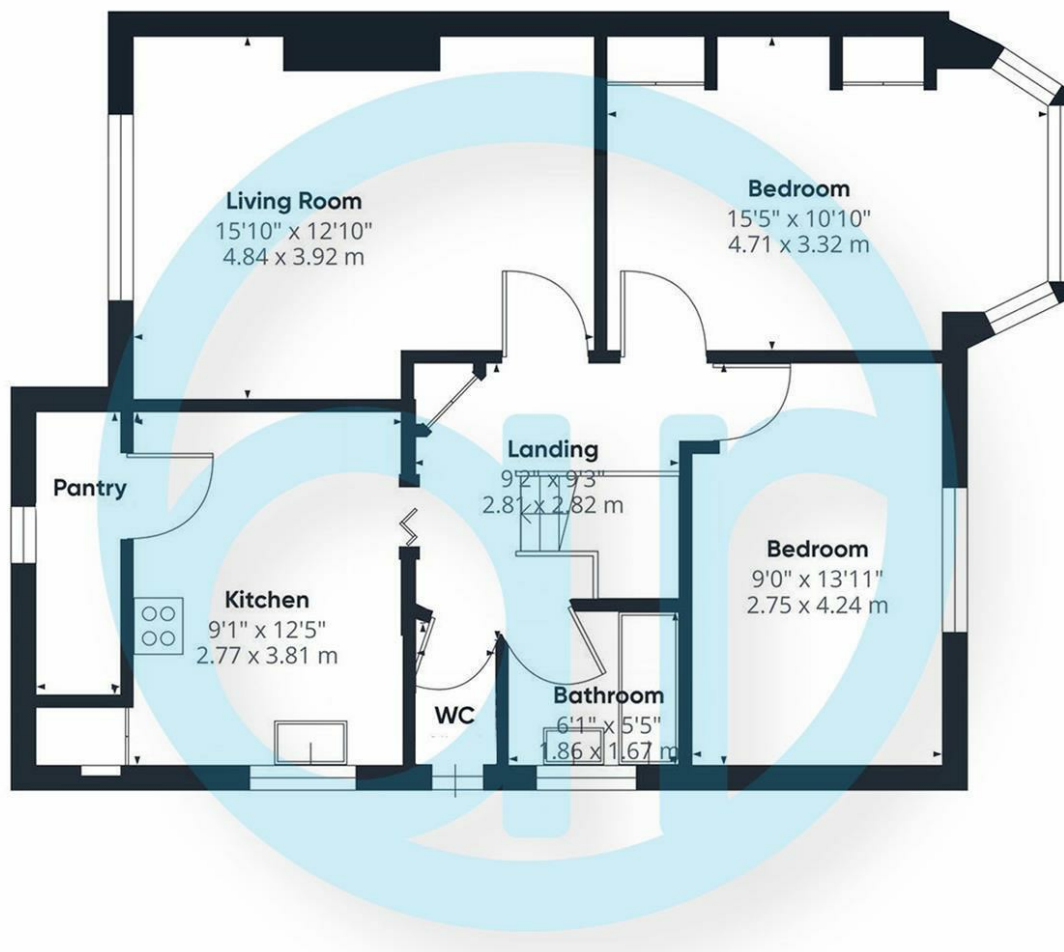


Goring-by-Sea, a coastal suburb of Worthing, England, harmoniously combines seaside tranquillity and modern living. Nestled between the South Downs National Park and the English Channel, the area offers stunning views of the countryside and coastline. Characterised by tree-lined streets, diverse housing options, and easy beach access, Goring-by-Sea provides a peaceful retreat with well-regarded schools, shopping, and dining. Active community events and a strong neighbourhood spirit contribute to the area's charm, making Goring-by-Sea an idyllic destination that seamlessly blends the beauty of nature with suburban convenience.



EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Aspire Residential | Goring-by-Sea

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