



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



The Waterfront, Goring-By-Sea, BN12 4FB

Asking Price £389,950

Aspire Residential are delighted to offer to the market this modern two bedroom apartment located on Goring Seafront. The Waterfront development offers private access onto the seafront & boasts elegance throughout. The quality of this apartment is evident as soon as you enter the building, with passenger lifts accessible from both the underground parking and street level.

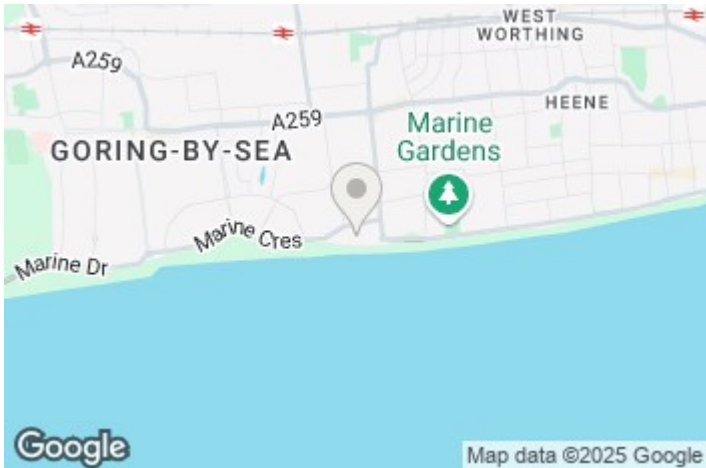


Council Tax Band: E


- Private development on Goring Seafront
- Allocated parking & guest parking
- Underfloor heating
- Maintenance - £3024
- Direct access onto Goring Seafront via a coded gate
- Modern accommodation
- South and North balconies
- Lease -112 years
- Ground rent - £350
- On site GP and Pharmacy



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.

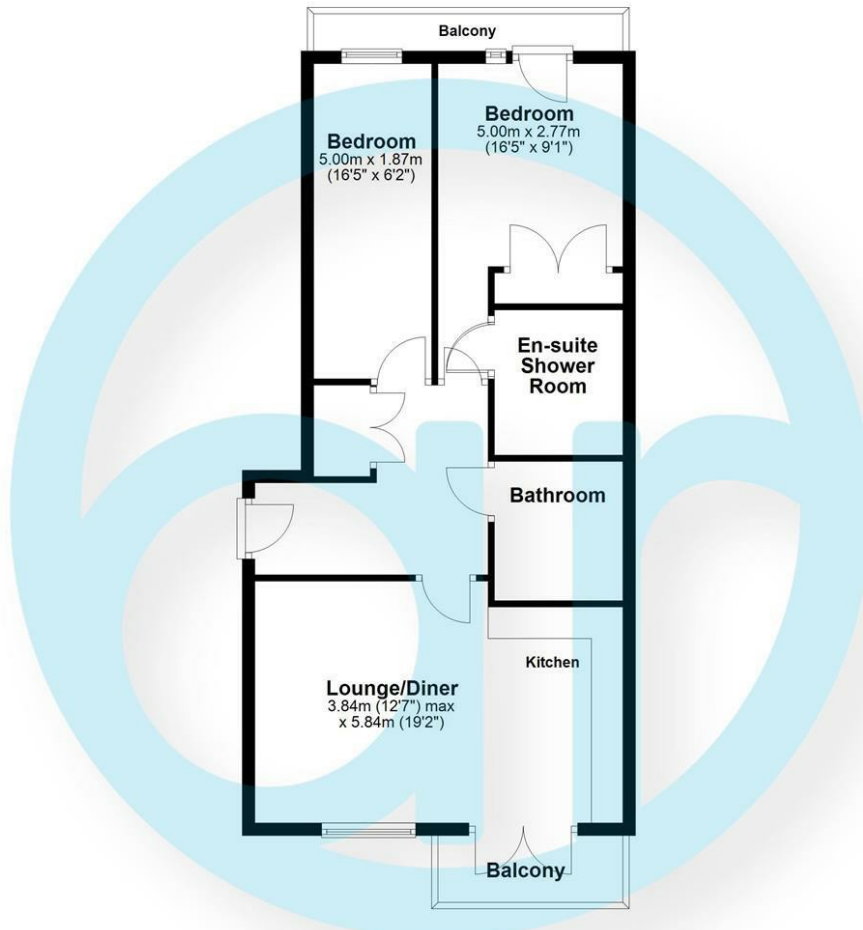


EPC Rating:
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

Approx. 63.4 sq. metres (682.7 sq. feet)



Total area: approx. 63.4 sq. metres (682.7 sq. feet)

Aspire Residential | Goring-by-Sea

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