



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



141 Goring Road

Goring By Sea, Worthing, BN12 4BA

Guide price £300,000

Leasehold Council Tax Band B





Boasting a private entrance, enclosed South facing balcony, and garden, James & James Estate Agents are delighted to bring to the market this superb two double bedroom first floor flat in favoured Goring-by-Sea.

In brief the accommodation comprises double glazed front door with wide staircase with spacious first floor landing with access to loft space. The lounge is double aspect with a focal fireplace, and sliding doors onto the enclosed South facing balcony with a pleasing outlook over your own garden.

There are two double bedrooms with bedroom two having a range of fitted wardrobes. The kitchen is a particular feature of this property with a breakfast bar and seating for two, a range of fitted units, integrated oven and hob with extractor fan. There is a modern family bathroom and separate W.C.

Externally is a rear section of garden which is laid to paving and the property is being sold with a NEW LEASE ON COMPLETION.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this lovely first floor apartment.

Situated in Goring Road, the property is ideally located both to Mulberry shopping parade and the busy Goring Road shops. Buses regularly serve the road, and the nearest mainline railway station is Durrington-on-Sea giving great access to most towns and cities.

Service charge - on an 'as and when' basis  
Lease years remaining - 99







Private entrance

Stairs to spacious first floor landing and access

9'5 x 8'3 (2.87m x 2.51m)

Feature South facing double aspect lounge

15'5 x 12'9 (4.70m x 3.89m)

Enclosed South facing balcony

14'6 x 5'2 (4.42m x 1.57m)

Bedroom one

13'4 x 10'1 (4.06m x 3.07m)

Bedroom two

11'7 x 13'7 (3.53m x 4.14m)

Modern fitted kitchen/breakfast room

11'10 x 10'6 (3.61m x 3.20m)

Family bathroom

4'10 x 5'4 (1.47m x 1.63m)

Separate W.C.

Private rear garden

New 99 year lease

Service charges 'as and when'



## Floor Plan

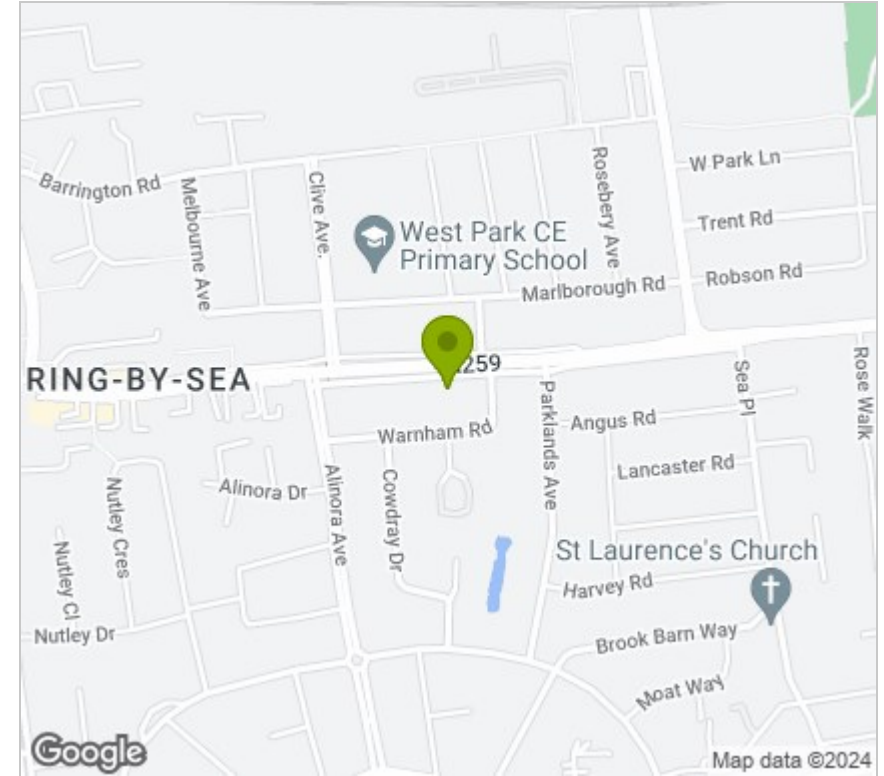


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

