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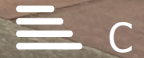


9 Southdown House 185 Goring Road

Goring-By-Sea, Worthing, BN12 4PA

Offers in excess of £260,000

Leasehold - Share of Freehold Council Tax Band C



James & James Estate Agents are delighted to present to the market this TWO DOUBLE bedroom apartment with SOUTH FACING TERRACE & GARAGE. NO ONWARD CHAIN.

In brief the accommodation comprises; Communal entrance with stairs to second floor, entrance hall with useful storage cupboards, superb South Facing lounge diner with door onto SOUTH facing Sun Terrace, beautifully fitted kitchen with fold out table and stunning viewings from the South facing window. Modern bathroom with wash hand basin & bidet. Separate WC.

There are two DOUBLE BEDROOMS with the second bedroom boasting a large walk in wardrobe currently utilised as a dress room. Outside there is visitors parking and a good size drive to the garage compound.

This property comes with a GARAGE. Other benefits include Gas central heating, double glazing and the opportunity to include most of the fixtures, furniture and fittings within the purchase price. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this superb South Goring property.

Situated in Goring By Sea set back from Goring Road this property is just a short distance to the seafront with a vast range of shops and schools all just a short walk away. Local buses stop close by and mainline rail can also be found at both Durrington on Sea & Goring By Sea stations

Lease length remaining - 111 years approx
Service charge - £1,896.00pa approx to include buildings insurance.

Communal Entrance





Entrance Hall

Lounge Diner
20'0 x 10'11 (6.10m x 3.33m)

Kitchen/ breakfast room
8'5 x 7'7 (2.57m x 2.31m)

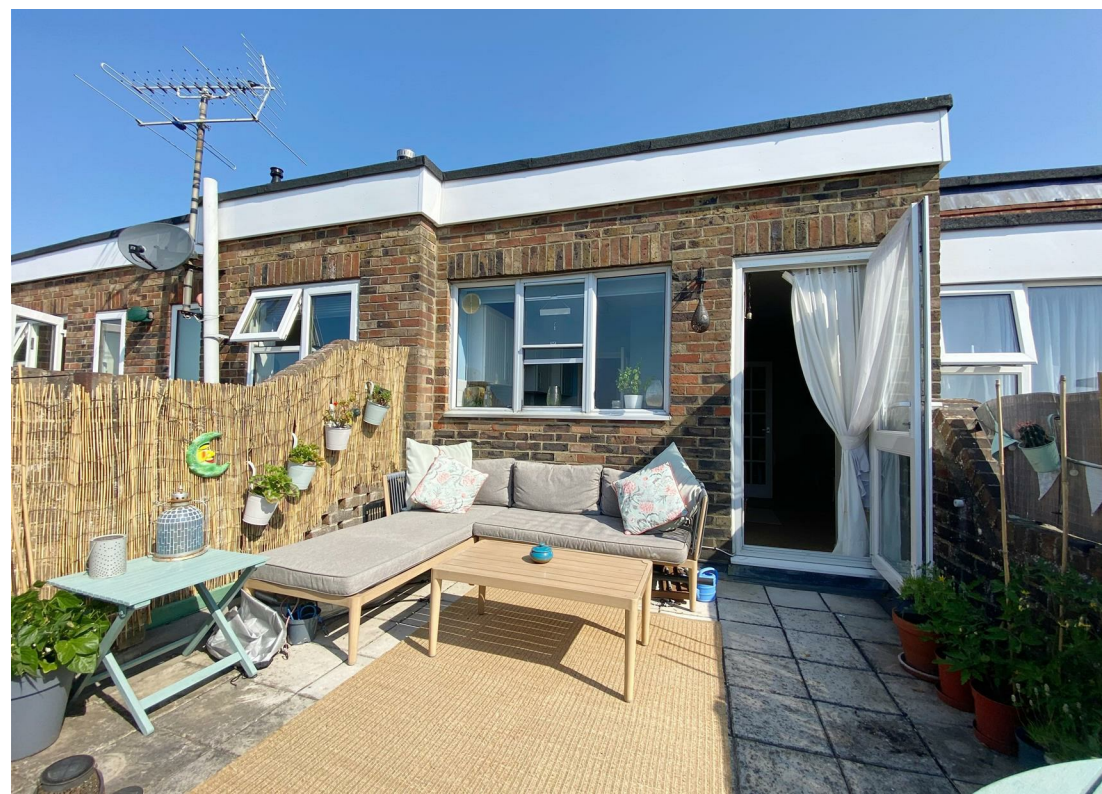
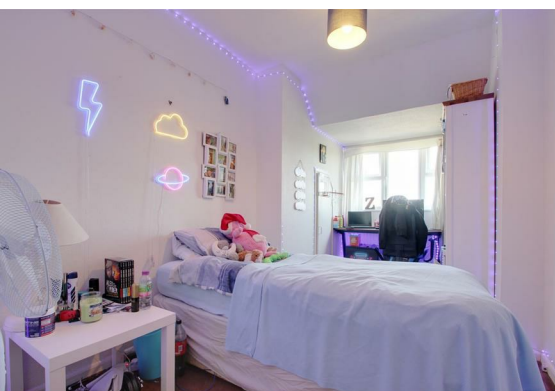
Bathroom

Separate WC

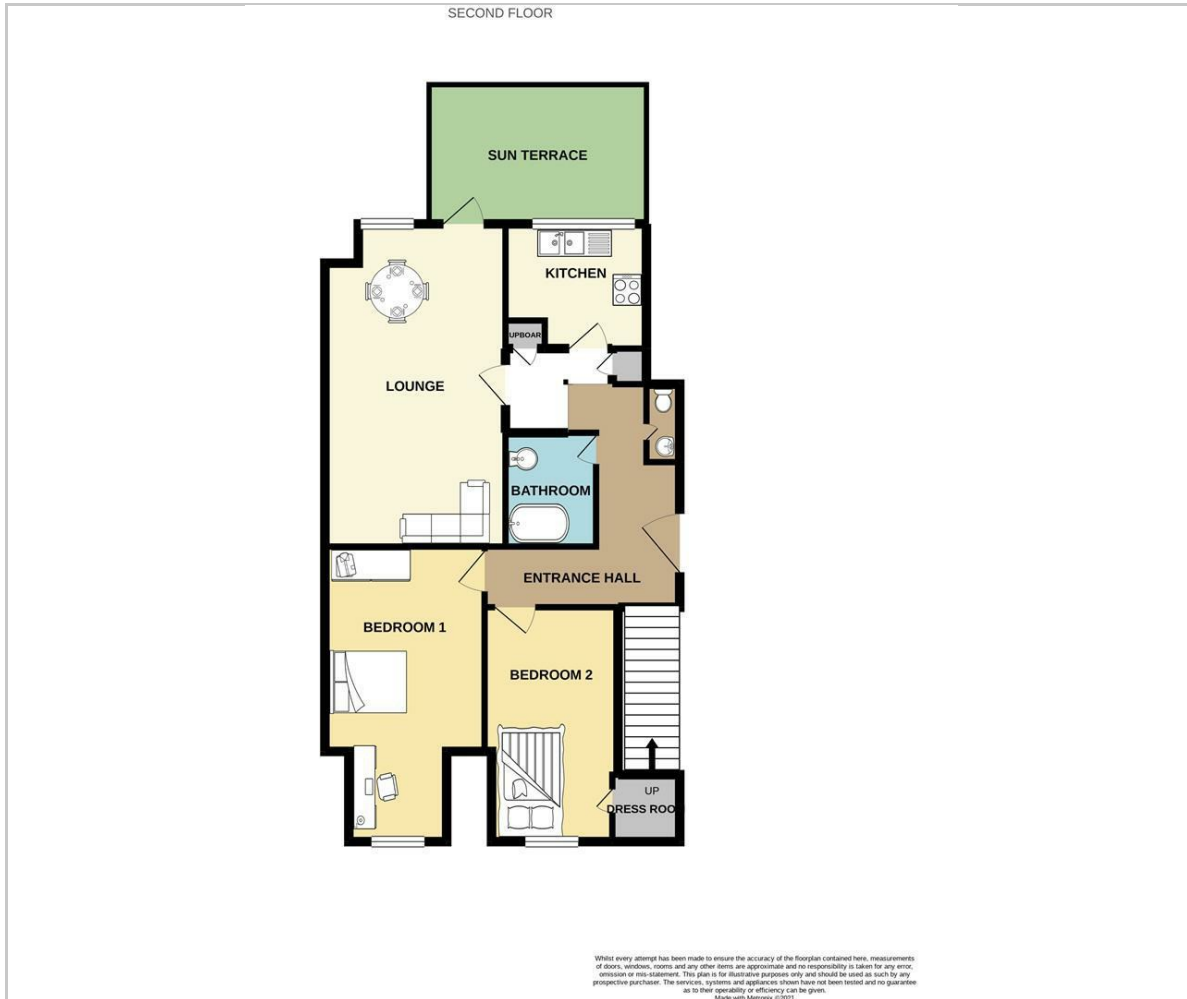
Bedroom One
18'8 x 10'9 (5.69m x 3.28m)

Bedroom Two
15'4 x 7'9 (4.67m x 2.36m)

Garage



Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

