



Flat 4, Eirene Road

Goring-By-Sea, Worthing, BN12 4FJ

Asking price £250,000

Leasehold Council Tax Band B

A luxury ground floor one-bedroom apartment situated in the ever-popular development, 'The Waterfront'. Ideally located, the property offers easy access to transport links including Durrington and West Worthing train stations, as well as convenient amenities such as Worthing Leisure Centre and the shops and eateries of Goring High Street.

The accommodation briefly comprises a welcoming entrance hallway with wood flooring, radiator and a handy coat cupboard. The heart of the home is a stunning, double-aspect lounge and dining area, featuring corner windows with a north-westerly aspect, two radiators, and ample space to relax or entertain. The kitchen is well-appointed with a matching range of wall and base units, A stainless steel 1.5 bowl sink is inset to the worktop, and wood flooring continues the stylish theme.

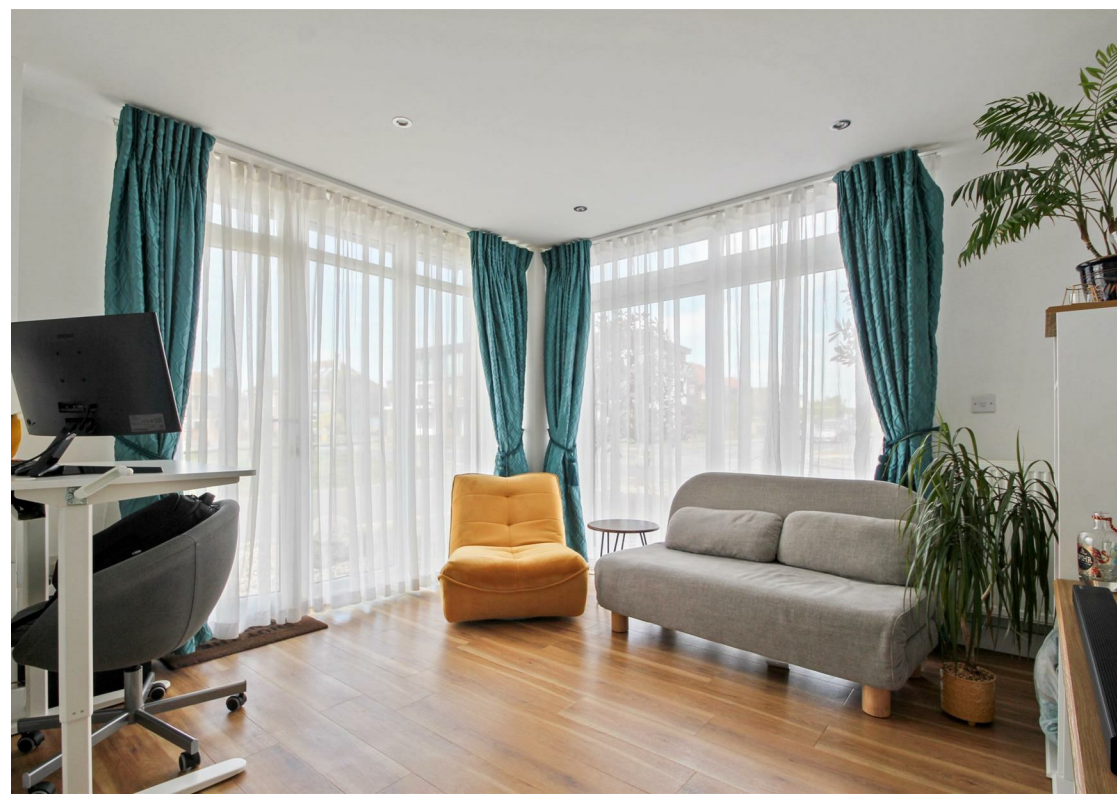
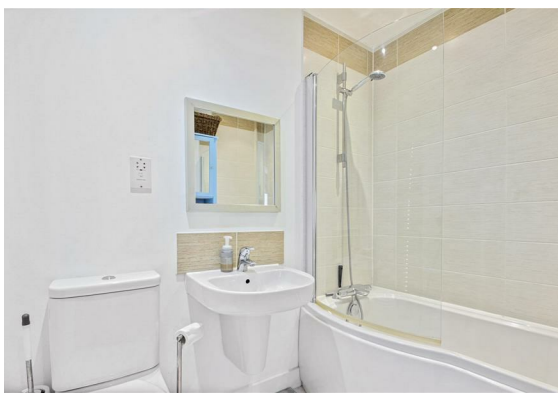
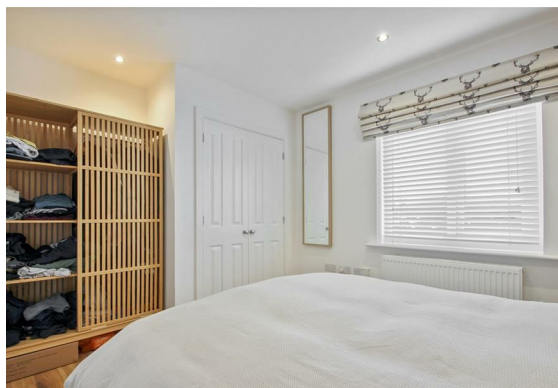
The double bedroom benefits from a built-in wardrobe, a double-glazed window to the side. radiator and wood flooring. The bathroom is beautifully fitted with part-tiled walls, a P-shaped bath with mains-fed shower and glass screen, floating wash hand basin, button-flush WC, and a chrome heated towel rail, all set against tiled flooring.

Externally, the apartment boasts a west-facing terrace, perfect for al fresco dining with space for a table and chairs. There is also private driveway for two vehicles to the side of the flat as well as additional secure underground parking.

Lease years remaining 112
Service charge £3500pa (includes ground rent)

Secure Entry Phone System

Entrance Hall





Lounge Diner
11'2 x 6'7 (3.40m x 2.01m)

Bedroom
12'10 x 10'3 (3.91m x 3.12m)

Kitchen
9'3 x 8'6 (2.82m x 2.59m)

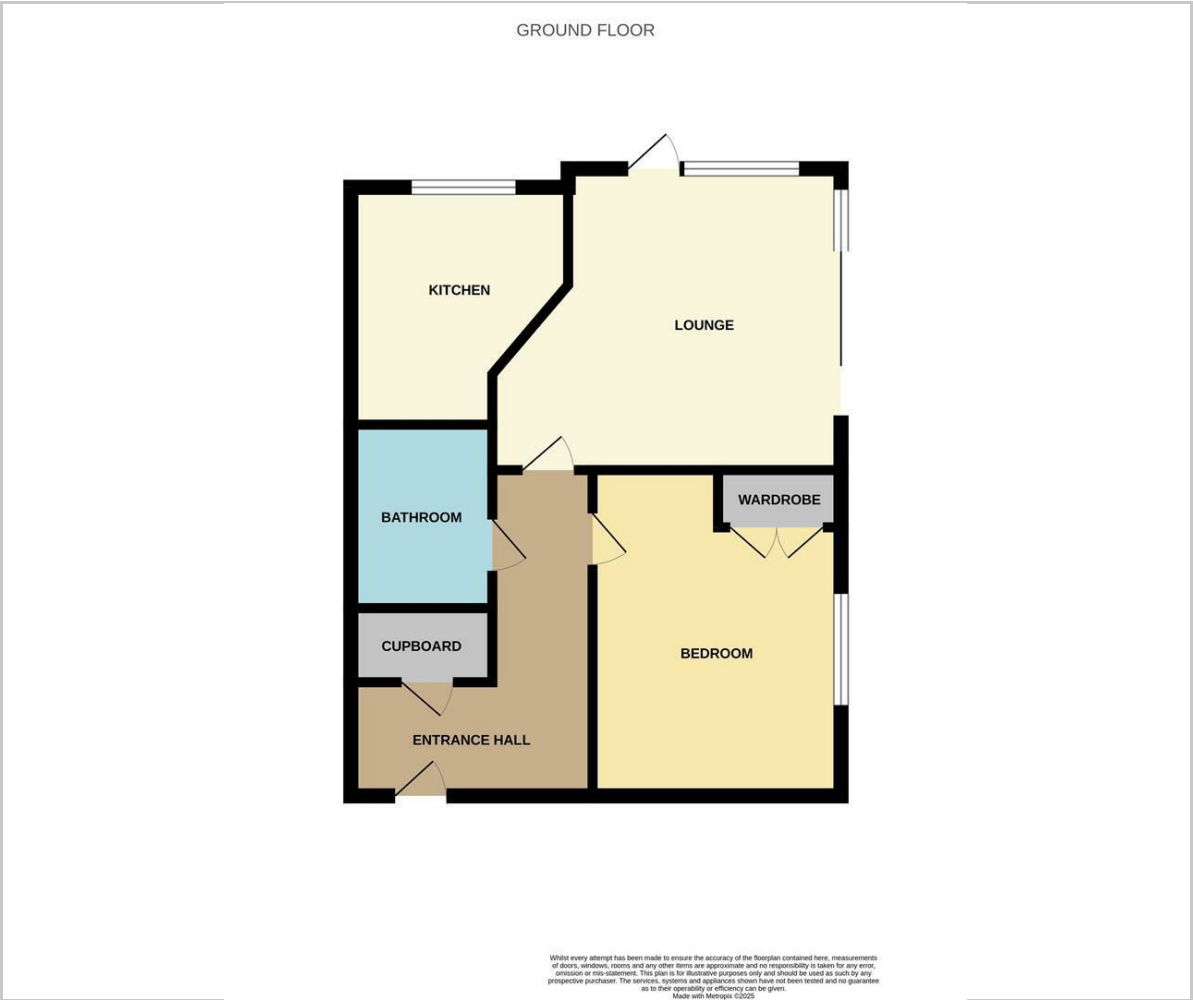
Modern Bathroom
5'8 x 7'3 (1.73m x 2.21m)

Under ground parking

Private driveway for several
vehicles



Floor Plan



Viewing

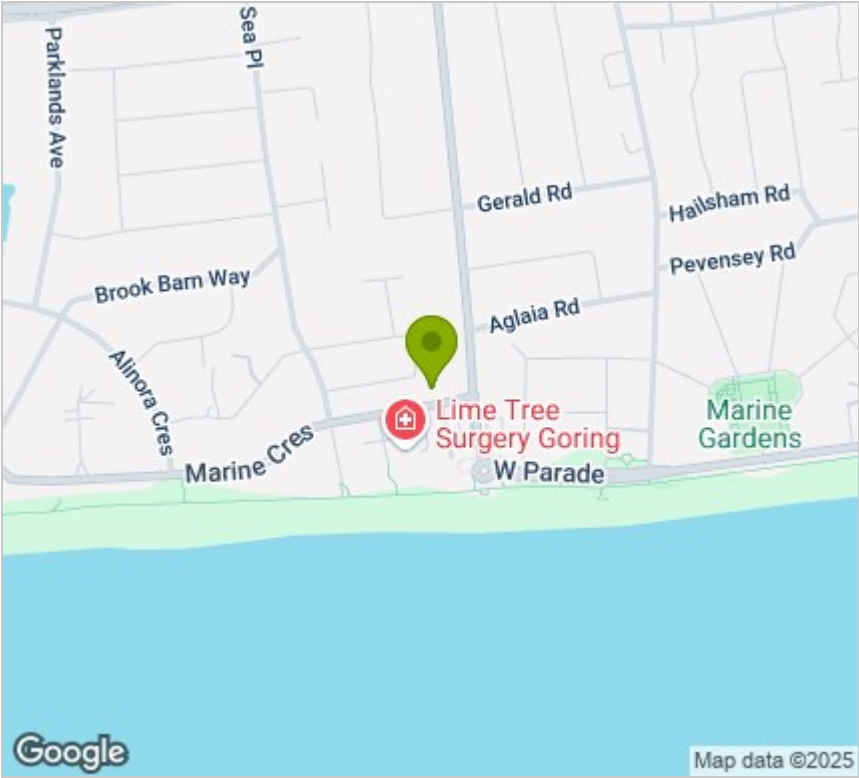
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Area Map



Energy Efficiency Graph

