



Flat 4, Winchester House Goring Street

, Goring-By-Sea, BN12 5SF

Guide price £240,000

Leasehold Council Tax Band C

This superb first floor purpose built apartment is ideally positioned within walking distance to Goring Station.

The accommodation comprises, communal entrance with entry phone system, stairs to first floor landing, entrance hall, SPACIOUS Lounge/ diner with feature SOUTH FACING Juliet balcony. There is a fitted kitchen with a range of base and eye level units and shower room with white suite.

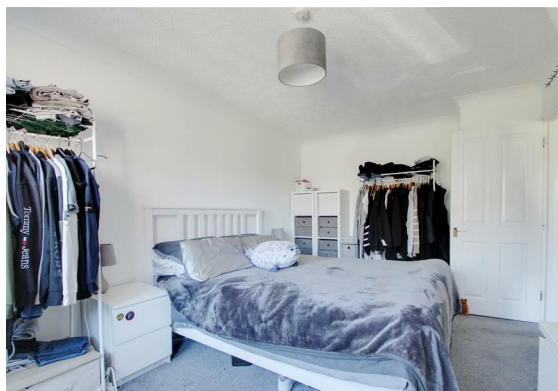
There are two DOUBLE bedrooms, the second featuring fitted wardrobes.

Further benefits include, double glazing throughout, an ALLOCATED parking space and a LONG LEASE. In our opinion internal viewing is considered essential to appreciate the overall size of this apartment.

Located in Goring Street, the property is ideally suited for Goring-by-Sea mainline railway station which gives fantastic links to most major towns and cities. Local shops can be found at Aldsworth parade which cater for everyday needs, which Worthing town Centre with it's more comprehensive range of pedestrianised shopping facilities is approximately 3 1/2 mile distance. The beach is also close by.

Tenure : Leasehold - 963 Years Remaining
Service Charge: £2,394.32 Per Annum (Approx.)
Ground Rent: £10 Per Annum

Entrance Hall





Lounge/ Diner With Juliet Balcony
20'8 x 15'1 (6.30m x 4.60m)

Fitted Kitchen
9'10 x 7'7 (3.00m x 2.31m)

Bedroom One
14'1 x 9'10 (4.29m x 3.00m)

Bedroom Two With Fitted
Wardrobes
10'6 x 10'6 (3.20m x 3.20m)

Shower Room With White Suite

Allocated Parking Space

Long Lease



Floor Plan



Viewing

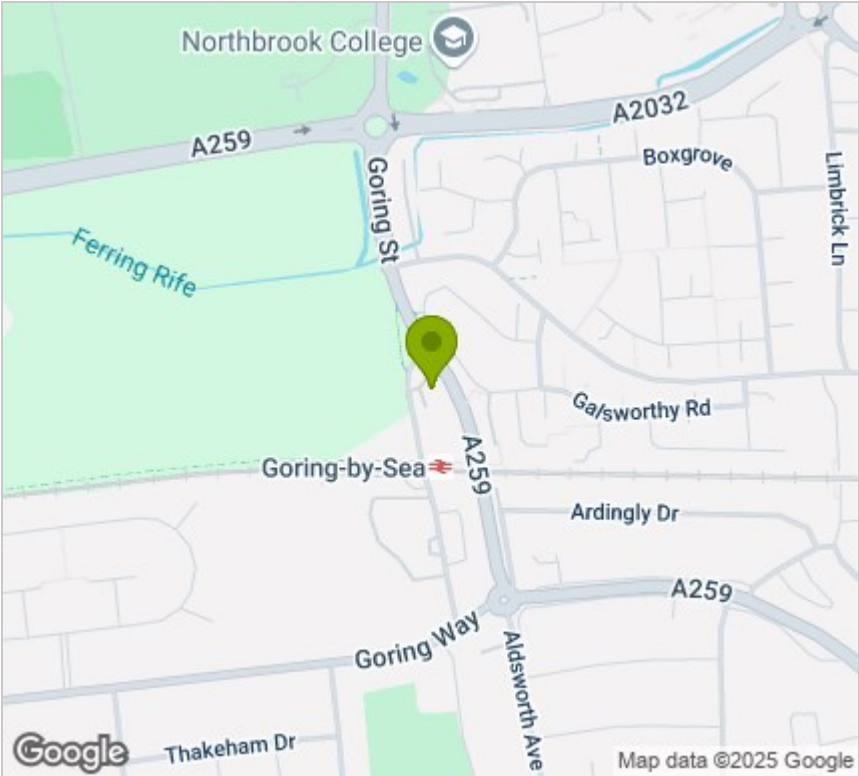
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

