



Flat 1 4a, Seafield Avenue

Goring-By-Sea, Worthing, BN12 4NJ

Asking price £375,000

Leasehold - Share of Freehold Council Tax Band C



Forming the entire first floor of this detached residence, we are delighted to bring to the market this luxury apartment in a secluded position just yards from Goring-by-Sea beach.

In brief the accommodation comprises front door with stairs leading to first floor landing currently arranged as a study area, with opening onto the double aspect lounge. Diner with top and bottom opening Velux windows affording ample natural lights.

There is a floor to ceiling cupboard and stairs down to the luxury fitted kitchen which is double aspect and boasting sea views.

The master bedroom is a particular feature of the property with a shelved walk in wardrobe with hanging rails and two Velux windows again boasting sea glimpses and a pleasing outlook towards the beach huts.

Bedroom two is a good size and the modern fitted bath & shower room has been finished to an exacting standard. There is an additional good size airing cupboard, and externally there is a car barn with an allocated parking space.

Other benefits include electric central heating, and in our internal viewing is considered essential to appreciate the overall size and condition of this luxury apartment.

Situated in a quiet cul-de-sac off Seaford Avenue, the property is ideally located adjacent to Goring-by-Sea beach, and the Compass bus serves the area regularly. Local shops can be found nearby at Goring Road and Mulberry Parade. The nearest mainline railway station is Durrington-on-Sea giving great links to most major towns and cities.

New 150 year lease on completion
Service charge - 'as and when' basis with other flats

Entrance Hall

Landing / Study area
15'5" x 14" (4.70m x 4.27m)





Lounge
21'1 x 19'9 (6.43m x 6.02m)

Kitchen
12'5 x 9'3 (3.78m x 2.82m)

Bedroom One
14'3 11'5 (4.34m x 3.48m)

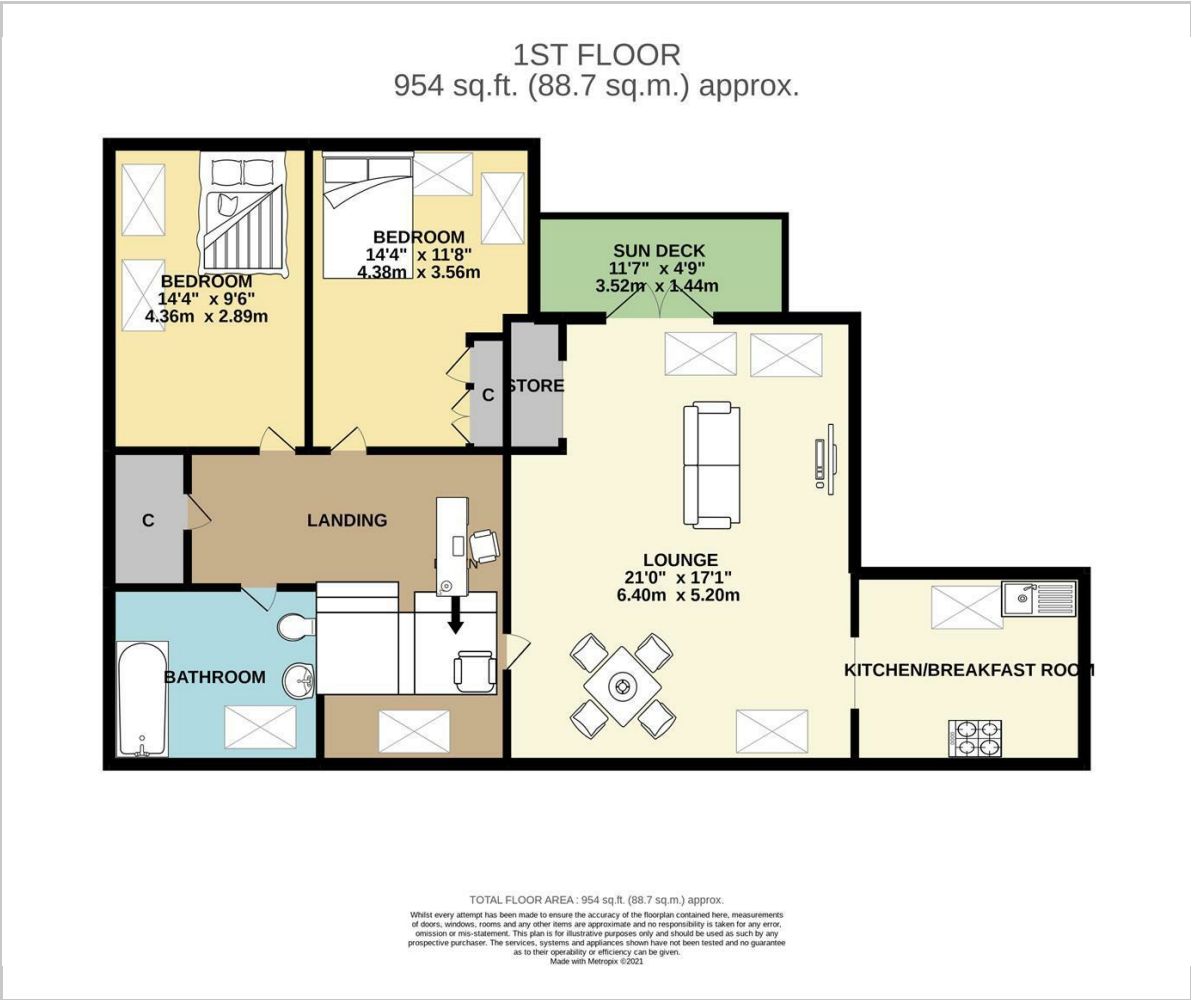
Bedroom Two
13'9 x 9'3 (4.19m x 2.82m)

Bathroom
8'4 x 8'3 (2.54m x 2.51m)

Car Barn



Floor Plan



Viewing

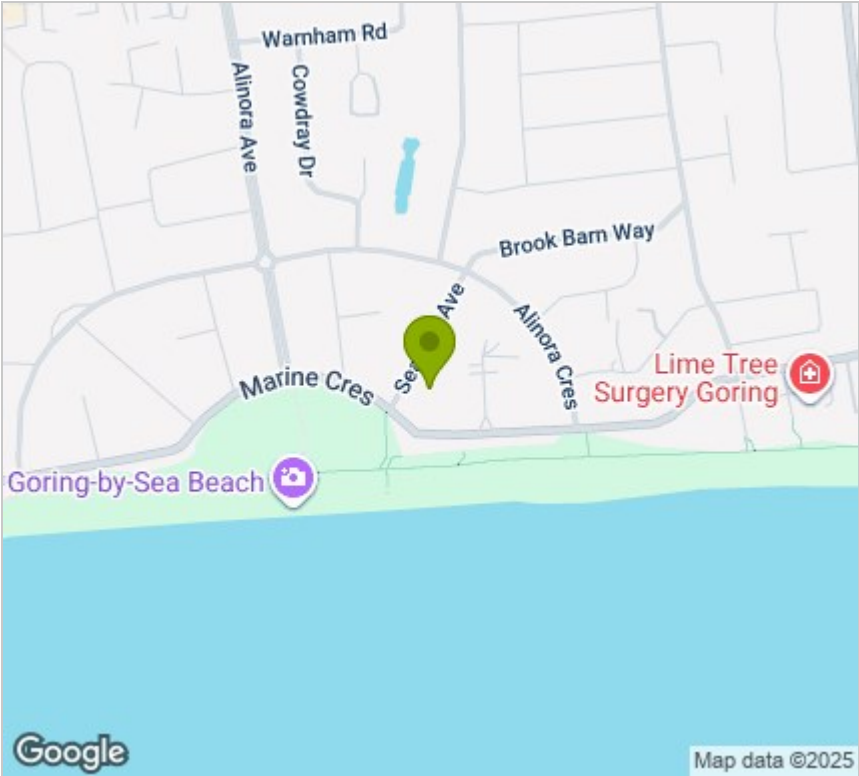
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

