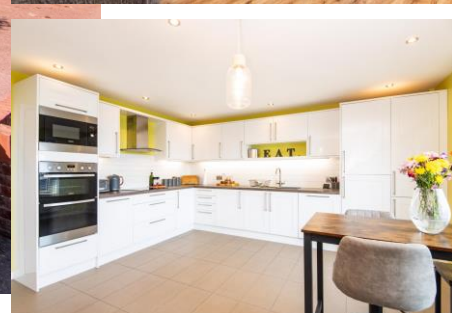


It's all in the details...



62 Marine Crescent

Goring-By-Sea, Worthing, West Sussex, BN12 4JG

£550,000

- Superb first floor Seafront Apartment
- Views across Greensward to English Channel beyond
- 3 bedrooms
- Extremely well presented and modernised accommodation
- No chain
- Garden & Garage
- 999 year lease from 2021 and a share of freehold
- Internal viewing highly recommended

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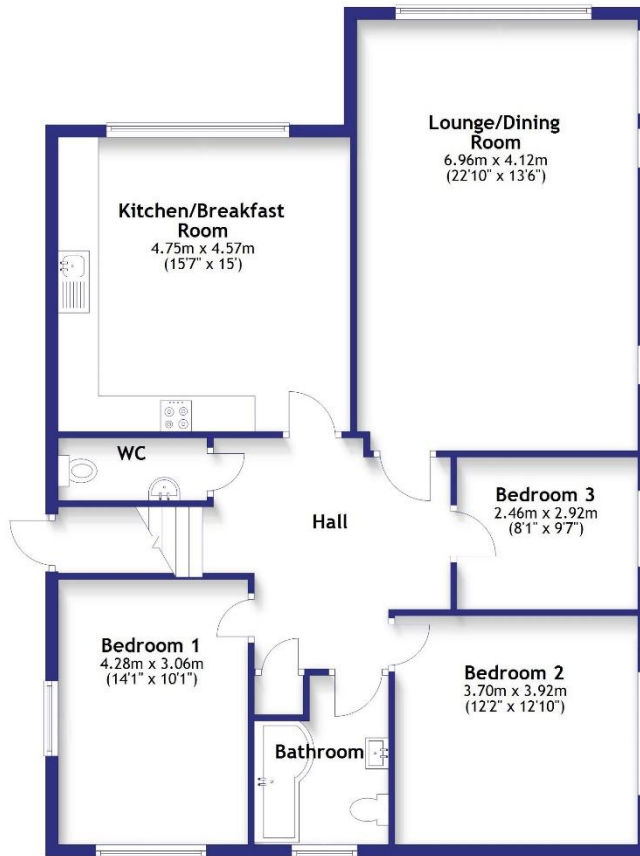
325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
01903 501105 | goring@staffordjohnson.co.uk

A very spacious first floor three bedroom, seafront apartment with superb views across Goring Greensward to the English Channel beyond. The apartment benefits from its own private ground floor entrance. The property has been the subject of complete modernisation and refurbishment which includes a southerly facing lounge/dining room and modern refitted kitchen/breakfast room. There is a private driveway which leads to a rear garden and garage. The property has gas fired central heating and double glazing and is offered with the benefit of no ongoing chain. Internal viewing is highly recommended. The property has a 999 year lease from 2021 and also owns a share of the freehold.



First Floor

Approx. 114.6 sq. metres (1233.8 sq. feet)



Total area: approx. 114.6 sq. metres (1233.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Additional Information

Tenure: Leasehold

Council Tax: Adur & Worthing Band D

Lease: Approximately 997 years remaining

Current Ground Rent: £0.25 Yearly

Current Service Charge: £0 Monthly

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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