

It's all in the details...



Flat 1 Homesearle House

Goring Road, Worthing, West Sussex, BN12 4PW

£110,000

- Ground Floor Retirement Apartment
- Excellently Presented
- Large Living Room Opening Onto Communal Gardens
- Modern Fully Fitted Kitchen
- Double Bedroom with Fitted Wardrobes
- Stylish Contemporary Shower Room with Plenty of Storage
- Landscaped Communal Gardens and Grounds
- Careline Call System
- Residents Lounge
- Laundry Room

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
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Step Inside

Sitting on the ground floor of a modern development for the over 60's, this notable apartment is ideal for anyone looking to retire in style. Impressively light and airy, this Goring home is perfectly placed to enjoy all that the local area has to offer. With the picturesque walks of the Ilex Way only moments away and the beach and seafront just over half a mile by foot, residents of Homesearle House benefit from a wealth of additional amenities such as a popular residents lounge, laundry room and guest facilities.

With a soft neutral colour scheme and pale grey carpeting, an excellently sized living room instantly creates an inviting introduction with its garden view and elegant swing arm wall lights. The generous dimensions easily accommodate ample seating as well as a dining area, and whilst tall windows let plenty of natural light to filter in, a fully glazed door allows you to step directly out into the landscaped communal gardens. A deep recessed cupboard produces a great measure of handy hidden storage.

Adding to the sense of space, a charming archway leads into an adjoining kitchen that's fully fitted with modern gloss white cabinets and contrasting blue countertops. Integrated appliances include a thoughtfully chosen eye-level oven as well a hob, and the wrap-around layout also houses a freestanding fridge freezer.

The excellent presentation continues in a wonderfully sized double bedroom that has further views of the communal gardens. Tasteful fitted wardrobes supply plenty of storage and across the hallway a deluxe shower room provides a tremendous finishing touch with its corner shower and wealth of contemporary cabinets.

Step Outside

The landscaped grounds and gardens that encompass Homesearle House produce a choice of communal spaces to relax and spend time in. The glazed door of the apartment's living room makes it easy to step straight out and enjoy a cup of tea in the sunshine, while large established lawns to the rear are framed by impeccably maintained beds of mature shrubs and hedging that lend seasonal colour.

Residents benefit from unallocated off-road parking that's available on a 'first come, first served' basis, as well a marvellous range of amenities that include a large lounge with regular social activities, a well equipped laundry room, guest facilities, a Careline system and development manager.

In your local area

Dating back to the 19th century and known for its magnificent oak trees, the nearby Ilex Way offers idyllic leafy walks. Conveniently situated within an approximate half mile stroll to the beach and just moments from the local shops, cafes and restaurants of Goring Road and Aldsworth Parade, this ground floor apartment offers the best of both worlds. The A259 takes you into the centre of Worthing in just over three miles, or up to Highdown Gardens and Hill. The beaches of both Goring and nearby Ferring offer coastal walks and beachfront cafes. Fernhurst recreation Ground and Goring by Sea Cricket and Football Club are easily accessible.

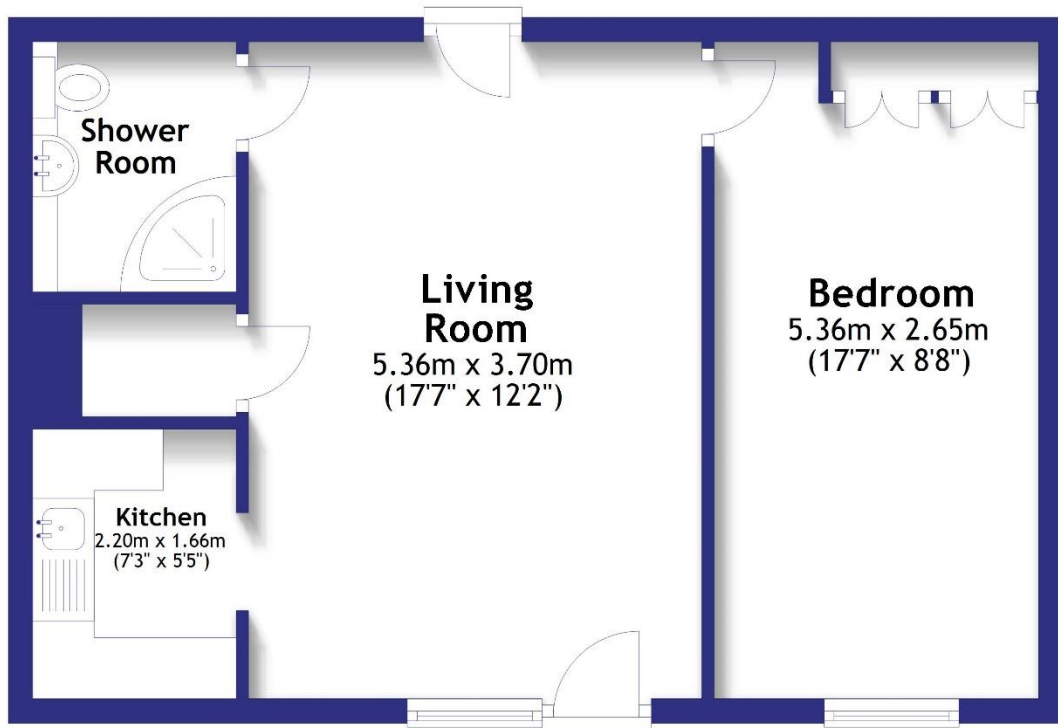
Nearby Ferring has a village feel with a further selection of local amenities and Worthing has plenty of high street and independent shops, bars, restaurants and supermarkets such as Waitrose and Marks & Spencer.

The coast road takes you directly to Portslade, Hove and Brighton, while the A27 supplies convenient commuter routes. Goring-by-Sea mainline station is just circa 1 mile from your door.



Ground Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



Total area: approx. 44.0 sq. metres (473.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(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 B

Lease: Approximately 62 years remaining

Current Ground Rent: £255.63 Half Yearly

Current Service Charge: £1,880.11 Half Yearly

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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