

It's all in the details...



49 Homesearle House

Goring Road, Goring-By-Sea, West Sussex, BN12 4PW

£97,500

- Superbly presented and modernised Retirement Flat
- 1 Bedroom
- Westerly lounge/dining room
- Modern fitted kitchen
- Refitted shower room
- No ongoing chain
- 2nd floor with passenger lift
- Residents lounge and laundry

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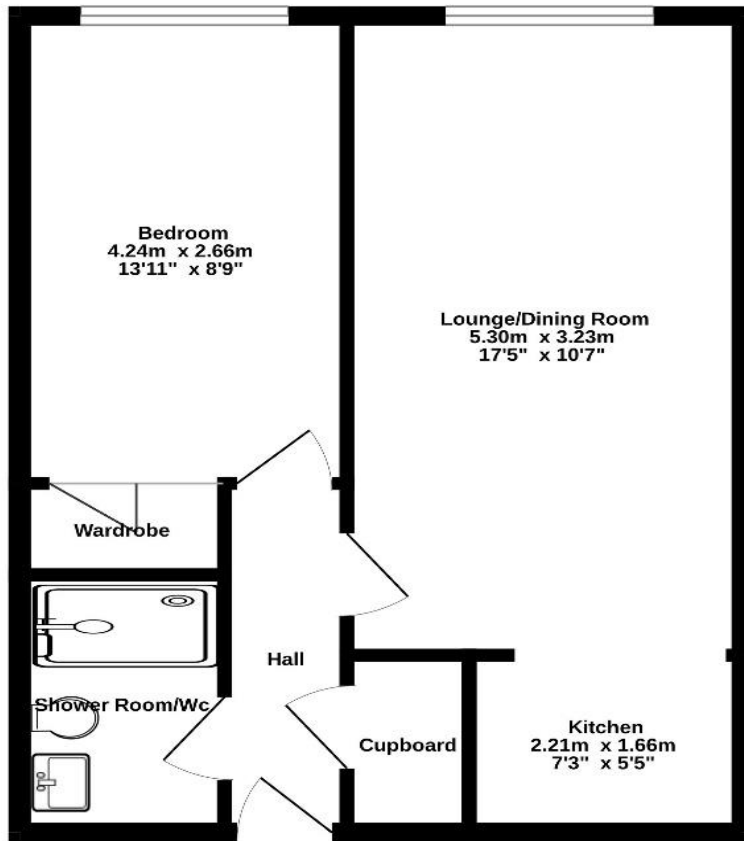
325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
01903 501105 | goring@staffordjohnson.co.uk

A very well presented 1 bedroom flat situated on the second floor of this sought after retirement development in Goring by Sea. The property has been the subject of much modernisation and improvement and is offered for sale with a modern fitted kitchen with integrated oven and hob fitted in 2023. New carpets and floor coverings were laid throughout in 2023. The flat is spacious and bright with its westerly lounge/dining room overlooking communal grounds and gardens. There is a refitted modern shower room/wc and a double bedroom with built in wardrobes. The property had a new electric consumer unit and new electric heating fitted in 2023 and has double glazing. There is no onward chain. The development has a passenger lift to all floors, residents lounge with access out to a southerly facing terrace and communal gardens, a laundry room with outside drying area and a bookable Guest Room. There is a car park for residents and visitors.

Situated close to local amenities on Goring Road including shops catering for everyday needs, a post office, restaurants, cafes and public library. It is situated on the 700 Coastliner bus route. The seafront is under a mile away.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

OUTGOINGS

Lease: Approximately 62 years remaining

Current Ground Rent: £255.63 Half Yearly

Current Service Charge: £1,679.53 Half Yearly

Council Tax: Adur & Worthing Band B

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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