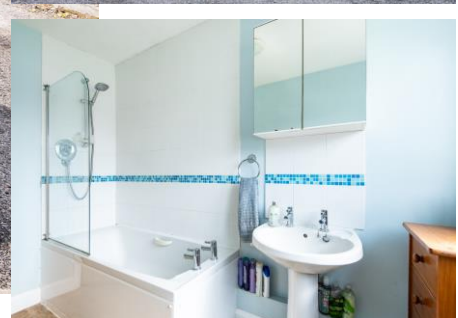


It's all in the details...



28 Chesham Close

Goring by Sea, Worthing, West Sussex, BN12 4BJ

£265,000

- Superbly presented ground floor freehold flat
- Own private street entrance
- Garage in nearby compound
- Well-maintained attractive communal gardens
- Spacious lounge/diner with bay windows and focal point fireplace
- Generously sized Shaker kitchen
- Two double bedrooms and stylish modern bathroom
- Herringbone floors, picture rails and plush grey carpeting
- Gas central heating and double glazed windows
- Great cul de sac location just off Sea Place

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Step Inside

With easy access to the beach, local shops and commuter routes, this Goring-by-Sea flat offers the best of both worlds. Sitting on the ground floor of a favoured two storey cul de sac development with attractive communal gardens, it has the added benefit of a private street entrance and a garage in a nearby compound.

Impressively sized, a double aspect layout flows from an enclosed entrance porch into a spacious lounge/dining room where a focal point fireplace and picture rails lend plenty of charm and character. Wide bay windows supply the perfect spot for a large dining table, a herringbone floor stretches out underfoot and patterned chimney breast alcoves add a tasteful finishing touch. A trio of doors unfold onto a duo of double bedrooms and an inner hallway that leads the way to a generously sized Shaker kitchen. Its broad galley design provides plenty of storage and workspace and has space and plumbing for a range of freestanding appliances including a cooker, washing machine, fridge freezer and dishwasher.

The notable proportions and level of presentation continue in each of the double bedrooms and whilst both have picture rails and plush carpeting, the excellent main bedroom has a feature patterned wall. Together they share a stylish modern bathroom that has a full size bath with an overhead shower, a heated towel radiator and coastal blue mosaic detailing. Its herringbone floor matches that of the lounge and kitchen creating a hugely cohesive interior design scheme.

Outside a private garage is just moments away in a nearby compound and residents of this popular complex have access to established lawns of superbly planted and maintained communal gardens. It is good to note that the current owner pays a service charge of £125 per quarter. This includes building insurance and the maintenance of the communal gardens.

In Your Local Area

Chesham Close adjoins Sea Place leading directly down to the Greensward and beach of Goring-by-Sea in one direction and up to the host of shops and amenities of Goring Road in the other. Nearby Ferring has a village feel and additional amenities while the A259 supplies easy access to the centre of Worthing where you'll find a bustling high street with plenty of choice for shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer. Durrington-on-Sea mainline station and Worthing Leisure Centre are both circa half a mile from your door and local schools include Kamelia Kids Nursery and Beach School, Elm Grove Primary School, West Park CE Primary School, Orchards Junior School and West Park After School Club.



Ground Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



Total area: approx. 61.2 sq. metres (659.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(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: Freehold

Council Tax: Worthing & Adur Council Band B

Current Ground Rent: N/A as Freehold

Current Service Charge: £125 Quarter Yearly for gardens and building insurance.

Flood Risk – Surface Water Very Low

Sea & Rivers – Very Low

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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