

It's all in the details...



27 Sunningdale Court

Jupps Lane, Goring-By-Sea, Worthing, West Sussex, BN12 4TU

Price £225,000

- Excellent ground floor flat
- Well-presented throughout
- Private south-west facing patio
- Impressive communal gardens
- 2 Bedrooms
- Easy access to schools, the A259 and mainline station
- Generous triple aspect layout
- Gas central heating
- Double glazing

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
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Excellent 2 bedroom ground floor flat in a small purpose built block with residents' off-road parking. Generous layout with a sunlit living/dining room opening onto a private south-west facing within superb communal gardens.

Step Inside

Sitting on the ground floor of a favoured purpose built complex encompassed by notably maintained communal gardens, this excellent triple aspect flat has a lovely light and airy feel. Presented with soft neutral colours, its well-presented layout has a natural flow and creates a blank canvas that you can add to and refresh to make your own. The property benefits from gas central heating and double glazing.

Once inside a generous central hallway instantly gives a great sense of space and offers plenty of handy storage within a deep recessed cupboard. Filled with natural light a generous living/dining room has ample space to relax and unwind. Wide windows look out onto evergreen high hedgerows, while a glazed door takes you directly out onto your own south-west facing patio within the communal gardens.

An admirably proportioned kitchen is fully fitted with traditionally styled cabinets and pale grey countertops that house space for a selection of freestanding appliances. Across the hallway a tremendous main double bedroom has further south-west facing windows and recessed storage, while a large single room has the versatility to be adapted to your own needs and is currently used as a formal dining room.

Arranged in a refined tile setting, a tasteful modern bathroom has a full size bath with an overhead shower.

Step Outside

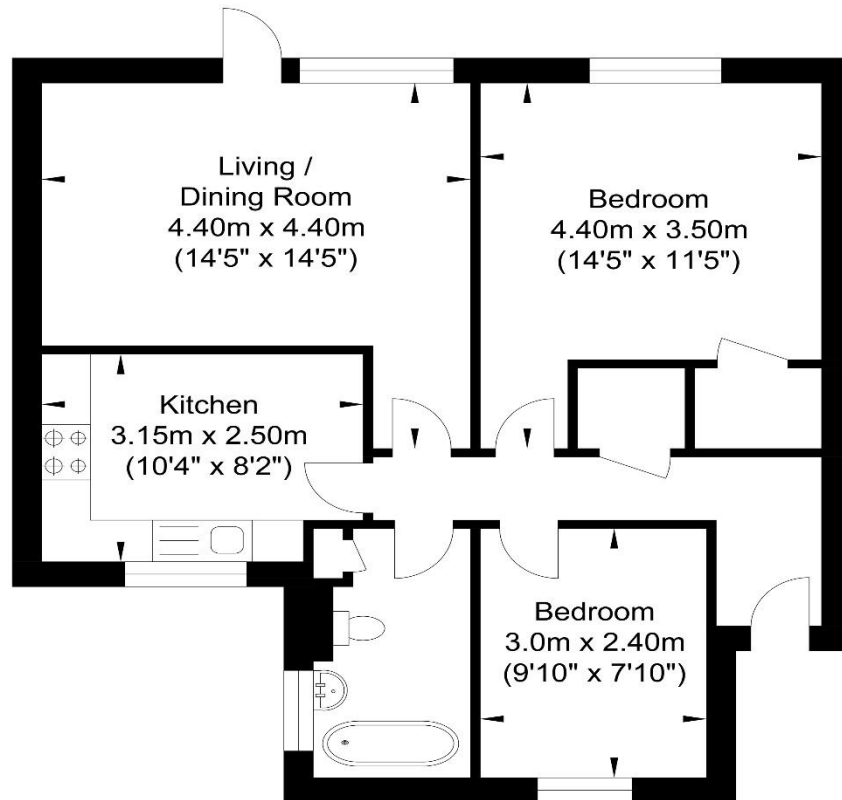
The glazed door of the living/dining room makes it effortlessly easy to step out onto your own south-west facing patio and enjoy an al fresco drink or meal amidst the colour and greenery of the impressively maintained communal gardens. This flat in Sunningdale Court benefits from an extended lease.

In your local area

Conveniently located for easy access to the A259, this ground floor flat is approximately only 0.6miles to Goring-by-Sea mainline station and the independent shops and restaurants of Aldsworth Avenue. The thriving high street of Goring is within easy reach and for the beach and seafront all you need to do is follow Mulberry Lane and Sea Lane right down to the Greensward. Nearby Ferring with its village feel offers further choice of amenities and central Worthing has a wealth of independent and high street shops, restaurants and supermarkets such as Waitrose, Morrisons and Marks & Spencer. Local schools include The Marriotts Nursery School, Goring C of E Primary School, St Oscar Romero Catholic School and Northbrook College.



Jupp's Lane, Goring-by-Sea



Approximate Floor Area
619.14 sq ft
(57.52 sq m)

Approximate Gross Internal Area = 57.52 sq m / 619.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold

Council Tax: Adur & Worthing Councils

Lease: Approximately 166 years remaining

Current Ground Rent: £0 Monthly

Current Service Charge: £1,047 Half Yearly

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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