

It's all in the details...



13 Mulberry Court

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

£269,950

- Impressively sized triple aspect ground floor flat
- Tastefully presented throughout
- Private south facing patio and excellent communal gardens
- Large double aspect living/dining room opening onto the patio
- Modern fully fitted kitchen with integrated appliances and side
- 2 bedrooms
- Stylish modern shower room
- Plenty of storage including a private external store cupboard
- Garage in compound
- Easy access to schools, shops, buses and mainline station

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Excellent triple aspect ground floor flat opening onto a private south facing patio. In a prized purpose built block with beautifully large communal gardens, an impressively sized layout includes a large living/dining room, modern kitchen and shower room.

Step Inside

Opening onto a private south facing patio, this well-presented ground floor flat looks out onto the greenery of impeccably maintained and extensive communal gardens. Set in a contemporary purpose built complex within a short stroll from a great array of shops, cafes and a local supermarket, it is equally ideal for a first time buyer and anyone looking to downsize.

Inside, a central hallway unfolds instantly gives an excellent sense of space unfolding onto a triple aspect layout with a lovely amount of natural light. A soft neutral colour scheme features throughout creating a blank canvas that can be styled and adapted to suit your own tastes and needs.

Spacious and double aspect, an impressive living/dining room has a wealth of versatile space to relax and unwind and the chance to incorporate a desk/study area if needed. A glazed door makes it easy to step outside for a morning coffee on your own private south facing patio and while wide windows let the gardens add an attractive backdrop, a feature internal wall of timber framed glazing allows sunlight to filter into the hallway.

With its own direct door to the gardens the separate kitchen is fully fitted with stylish grooved cabinets and timber toned countertops. A high specification integrated Bosch oven and gas hob are perfectly placed in the layout and there's dedicated spots for additional freestanding appliances. A matching breakfast bar makes a clever use space next to a full height fitted Shaker door cupboard that provides handy extra storage.

The garden views and wonderful measure of light continue in each of the two bedrooms. An enviably sized main double bedroom has ample space for a range of wardrobes and chest of drawers while across the hallway a more than generous single bedroom could easily become a home office if preferred. Together they share a modern shower room with a broad walk-in shower and tastefully chosen fitted cabinets. A selection of recessed hallway cupboards completes the layout.

Step Outside

The double glazed door of the living/dining room opens to let a charming south facing patio become an easy flowing extension of the flat. Covered and gently raised from the extensive lawns of the communal gardens it adds a tremendous private space for al fresco drinks, dining or lazy weekend afternoons in the sun.

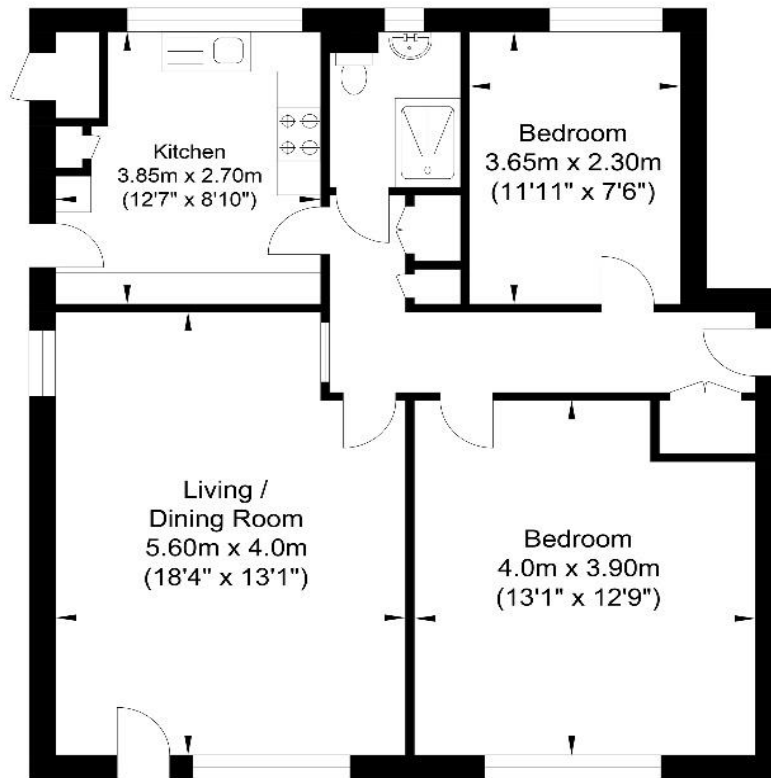
Accessed from just outside the kitchen door an external store cupboard supplies further private storage space and the tremendous communal gardens wrap-around the building bordered by beautifully cared for mature shrubs, palm trees and conifers. The doors of the living/dining room and kitchen give you the option of having your own direct access to the flat without the need to go through the communal hallways and entrance. The property has a garage in a compound to the rear of the building.

In your local area

Perfectly placed within a very short stroll of a Sainsbury's Local, popular cafes and independent local shops, Mulberry Court offers is conveniently located for easy access to the A259 and is only a mile from Goring-by-Sea mainline station. Nearby schools include Kamelia Kids Day Nursery and Beach School, West Park CE Primary School, West Park After School Club and Goring C of E Primary School.



Goring Road, Goring



Ground Floor
Approximate Floor Area
754.55 sq ft
(70.10 sq m)

Approximate Gross Internal Area = 70.10 sq m / 754.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(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 C

Lease: Extended lease upon completion

Current Ground Rent: TBA

Current Service Charge: TBA

Flood Risk: Rivers & Sea – Very Low

Surface Water – 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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