

*It's all in the details...*



## 10 Seafield Avenue

Goring-By-Sea, Worthing, West Sussex, BN12 4NJ

£320,000

- Chain free ground floor garden flat
- Just moments from the beach
- Private street level entrance
- Garage
- Secluded south-west facing private garden
- Large double aspect living/dining room opening onto a covered patio
- Fitted well-presented kitchen
- Two double bedrooms
- Family bathroom
- New 999 year lease & Share of Freehold

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A chain free blank canvas just moments from the beach. Excellent opportunity for a garden flat in a hugely coveted coastal location with a private garage, fully fitted kitchen and double aspect living/dining room opening onto a patio.

### **Step Inside**

Sitting back from a prized wide road that looks down onto the Greensward and beach huts, this chain free ground floor flat offers a fantastic blank canvas and has the added benefit of a garage. Its coastal location means you can be on the beach in a matter of moments and the impressively generous layout is ready to be refreshed and styled to reflect your own tastes and needs.

Behind a private street level entrance on a pretty side path, a hugely easy flowing layout unfolds from a central hallway that instantly generates a notable sense of space. Filled with sunlight and leafy views of your own private garden, a large double aspect living/dining room offers plenty of versatility to be adapted to your lifestyle. Its excellent dimensions provide plenty of room for delineated seating and dining areas, while a glazed door takes you out beneath the shelter of a south-west facing canopied patio and into the garden.

Across the hall the excellent proportions continue in a kitchen fully fitted with tastefully styled traditional white cabinets and modern grey countertops. The wide galley layout has dedicated spots for a full range of freestanding appliances as well as ample storage and workspace. A wide window supplies an attractive outlook of the neighbouring trees, and a double glazed side door gives handy access to the garage at the rear.

Versatile to your needs, two double bedrooms produce plenty of opportunity for a young family, working from home or those looking to downsize. Light and bright the large main bedroom has recessed storage and a duo of fitted wardrobes, while the second bedroom is perfectly sized as a child's/guest room, home office or study. Together they share a bathroom that when updated could add a luxury finishing touch to this garden flat. Well-presented, its current suite includes a wood panelled bath with an overhead shower.

### **Step Outside**

The glazed door or the living/dining room opens to allow a south-west facing covered patio become an integral part of this ground floor flat. Ideally sized for al fresco drinks and dining, it offers an enviable measure of privacy and adjoins your own private garden where an established lawn is framed by superbly mature high hedgerows, evergreen shrubs and fully stocked flowerbeds.

To the rear of the building a private garage sits in a small block adding the convenience of private and secure off-road parking.

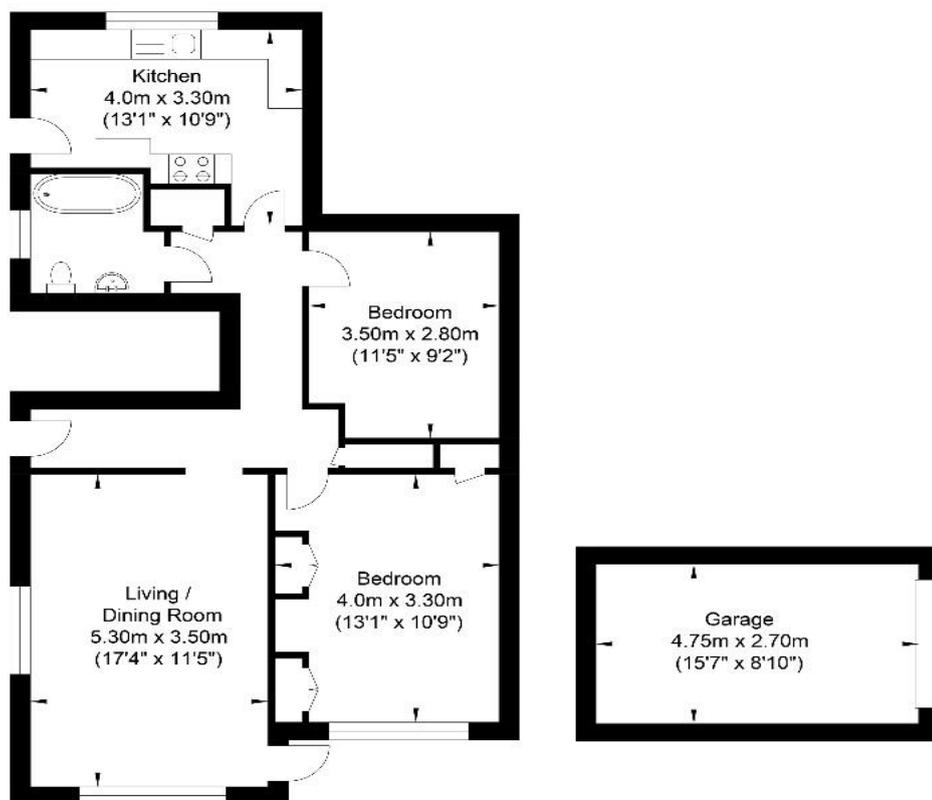
### **In your local area**

On a wide road that directly adjoins Marine Crescent on the seafront, this chain free flat is just a short stroll from the beach and Greensward of Goring-by-Sea whilst also having easy access to the wide range of shops, cafes, restaurants and amenities of Goring Road. The renowned beachfront Sea Lane Cafe is under half a mile from your door and nearby Ferring has a village feel and additional amenities.

The A259 and coast road both offer routes to the centre of Worthing where the bustling high street has plenty of choice for shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer. Local schools include West Park, Goring-by-Sea and Elm Grove primary schools, Orchards Junior School, St Oscar Romero secondary school and Northbrook Metropolitan College. Durrington-by-Sea mainline station is approximately 1 mile with regular commuter services and the A259 and A27 are easily accessed.



# Seafield Avenue, Goring



Ground Floor  
Approximate Floor Area  
740.98 sq ft  
(68.84 sq m)

Garage  
Approximate Floor Area  
138.10 sq ft  
(12.83 sq m)

Approximate Gross Internal Area (Excluding Garage) = 68.84 sq m / 740.98 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Additional Information

**Tenure:** Leasehold

**Council Tax:** Adur & Worthing Band C

**Lease:** 999 years from 2025. Share of Freehold.

**Current Ground Rent:** TBC

**Current Service Charge:** Split as and when. Building Insurance - insured as a block.

**Flood Risk:** Rivers & Sea - High Surface Water - 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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