



Flat 4, Winchester House Goring Street

, Goring-By-Sea, BN12 5SF

Guide price £240,000

Leasehold Council Tax Band C

This superb first floor purpose built apartment is ideally positioned within walking distance to Goring Station.

The accommodation comprises, communal entrance with entry phone system, stairs to first floor landing, entrance hall, SPACIOUS Lounge/ diner with feature SOUTH FACING Juliet balcony. There is a fitted kitchen with a range of base and eye level units and shower room with white suite.

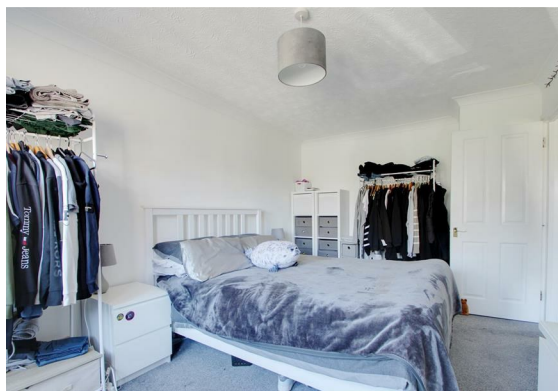
There are two DOUBLE bedrooms, the second featuring fitted wardrobes.

Further benefits include, double glazing throughout, an ALLOCATED parking space and a LONG LEASE. In our opinion internal viewing is considered essential to appreciate the overall size of this apartment.

Located in Goring Street, the property is ideally suited for Goring-by-Sea mainline railway station which gives fantastic links to most major towns and cities. Local shops can be found at Aldsworth parade which cater for everyday needs, which Worthing town Centre with it's more comprehensive range of pedestrianised shopping facilities is approximately 3 1/2 mile distance. The beach is also close by.

Tenure : Leasehold - 963 Years Remaining
Service Charge: £2,394.32 Per Annum (Approx.)
Ground Rent: £10 Per Annum

Entrance Hall





Lounge/ Diner With Juliet Balcony
20'8 x 15'1 (6.30m x 4.60m)

Fitted Kitchen
9'10 x 7'7 (3.00m x 2.31m)

Bedroom One
14'1 x 9'10 (4.29m x 3.00m)

Bedroom Two With Fitted
Wardrobes
10'6 x 10'6 (3.20m x 3.20m)

Shower Room With White Suite

Allocated Parking Space

Long Lease



Floor Plan



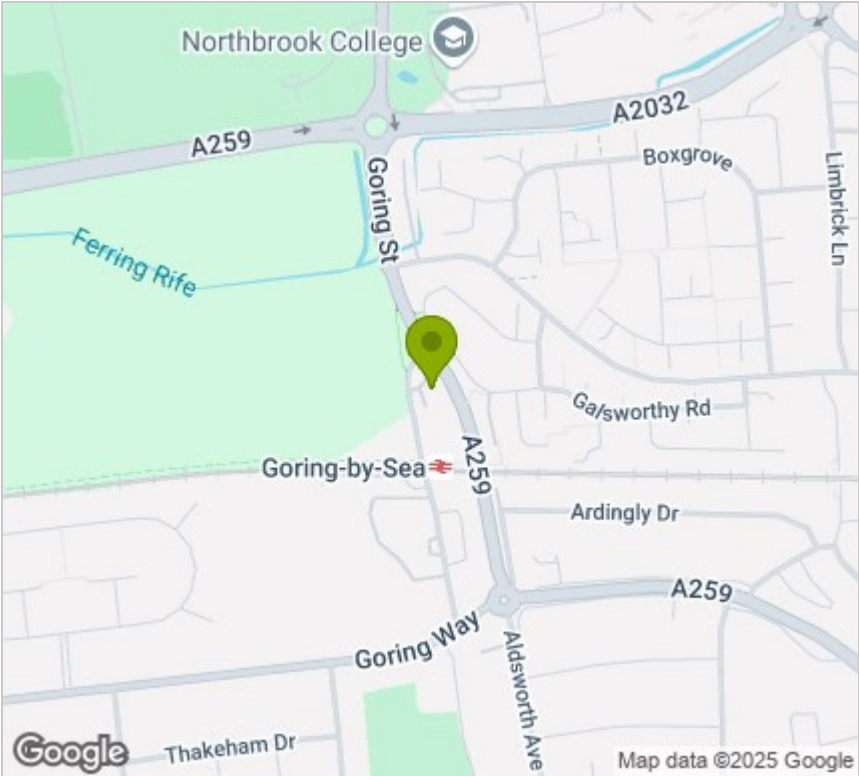
Viewing

Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

