



**Elizabeth Square Barrington Road, Goring-By-Sea
Worthing BN12 4EA**

welcome to

Elizabeth Square Barrington Road, Goring-By-Sea Worthing

READY TO MOVE**The Mariner - Luxury two-bedroom open plan living mid-terraced home with study. High quality specification and build quality in the sought after area of Goring.



Elizabeth Square is a fantastic development nestled in the popular town of Worthing. Perfect for families, first-time buyers, and those looking for a retirement property, the homes benefit from proximity to local amenities, excellent transport links, and beach scenery. Elizabeth Square is located in Goring-by-Sea, Worthing. The development is just under a 40-minute drive away from Brighton and around a 10-minute drive away from the A27. This development falls under the administration of Worthing Borough council. Residents at Elizabeth Square are surrounded by a rich selection of leisure activities, including Goring-by-Sea beach just a three-minute drive away. The beach, which is a popular place for dog walking, also boasts a sailing club and water sport facilities. A 10-minute drive takes residents to central Worthing, a large seaside town benefitting from picturesque beaches, a pier, pavilion, and a host of fantastic activities including a bowling alley, cinema, leisure centre, and theatre. On the outskirts of Worthing lies Arundel Castle and Worthing golf club, with these spectacular attractions taking under 15 minutes by car. For breath taking scenery and family activities, South Downs National Park is 26 miles away. The colourful streets of Brighton are just 15 miles away, with the area boasting the popular Brighton Palace Pier, The Lanes shopping and dining quarter, and beautiful beach scenery. Those with children benefit from being close to several schools.



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Elizabeth Square Barrington Road, Goring-By-Sea Worthing

- UNDER 10 MINUTES TO WORTHING PIER
- TWO BEDROOMS
- OPEN PLAN LIVING AND DINING AREA
- EN-SUITE IN MAIN BEDROOM
- 10 YEAR WARRANTY AND INSURANCE PROTECTION

Tenure: Freehold EPC Rating: Exempt

£410,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WWO107702 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01903 503906



WestWorthing@fox-and-sons.co.uk



21C Goring Road, Goring-By-Sea, WORTHING,
West Sussex, BN12 4AP



fox-and-sons.co.uk