120A MARINE CRESCENT, GORING-BY-SEA, BN12 4HR £380,000





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120A Marine Crescent, Worthing, BN12 4HR

SEA FRONT FLAT WITH SEA VIEWS CHAIN FREE. A great opportunity to purchase a spacious purpose built first floor flat on Goring By Sea seafront with direct sea views. The accommodation briefly comprises, dual aspect living room, balcony, good sized kitchen diner, 3 bedrooms, bathroom and separate WC. Rear garden. Long drive way to garage. CHAIN FREE.







PORCH

Front door.

ENTRANCE AND STAIRS TO FIRST FLOOR

Stairs to the first floor.

LANDING

A spacious landing with parquet floor. Double glazed window. Loft hatch. Cloaks cupboard. Shelved cupboard.





LIVING ROOM 18'6" x 12'0" (5.66 x 3.66) A lovely bright dual aspect room with sea views. Double glazed windows. Radiator. Door to the balcony





BALCONYDirect sea view.





KITCHEN DINER 17'10" x 8'11" (5.46 x 2.72)

A good sized dual aspect kitchen diner with sea views. A range of units comprising sink unit working surfaces and cupboards and drawers. Integrated oven, hob, extractor fridge, freezer and dishwasher. Double glazed windows. Part parquet and part tiled floor.







BEDROOM 1 11'11" x 11'10" (3.65 x 3.63) Double glazed window. Sea views. Parquet floor.



BEDROOM 2 11'11" x 9'0" (3.65 x 2.76) Double glazed window. Built in wardrobe. Radiator. Parquet floor.



BEDROOM 3 / STUDY 9'2" x 7'3" (2.81 x 2.22) Double glazed window. Radiator. Parquet floor.

BATHROOM

Part tiled walls. White suite with panelled bath and fitted shower with screen. Wash hand basin. Double glazed window. Electric heater. Heated towel rail. Tiled floor.



WC

WC. Vanity unit with wash hand basin. Double glazed window.

GARDEN

Rear garden being laid to lawn with shrubs and trees. Side gate.



DRIVE WAY AND GARAGELong private drive leads to the garage.





GREEENSWARD





THE BEACH



COUNCIL TAX BAND D

INFORMATION

We are advised by the sellers that Upper Deck 120A Marine Crescent is Leasehold 999 years from 20.11.1998 with a peppercorn rent. Furthermore that the leases provide that the cost of maintenance of all the usual parts of the building plus the building insurance will be shared 50/50 between the 2 flats 120A and 120. In addition the freehold interest of both 120 and 120A will be included in the sale of 120A (Upper Deck) Marine Drive.

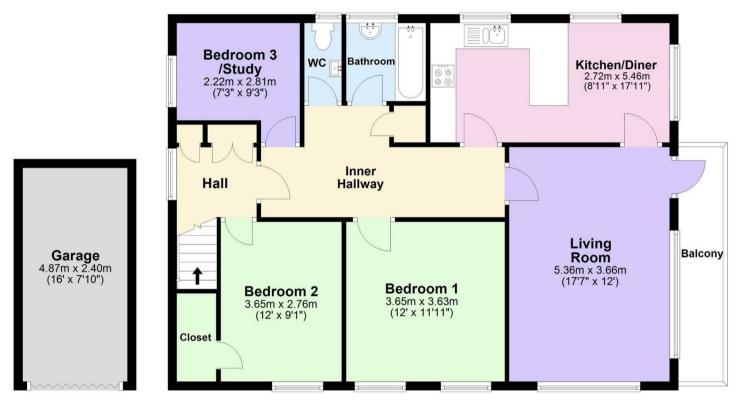












Total area: approx. 92.0 sq. metres (990.5 sq. feet)



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