



£205,000

Strand Parade

Worthing, BN12 6DH

PROPERTY SUMMARY

We are delighted to bring to the market this modern fantastic 1st floor, two bed apartment situated in Goring-By-Sea.

In brief the property has been kept to a high modern standard boasting a feature fire place in the lounge. There are two double bedrooms with the second bedroom currently being used for multi purpose office and bedroom. The stylish kitchen has black work tops with grey gloss cupboards, new (1 year) combi condensed Worcester boiler, gas fired central heating throughout, plumbing for washer and a 4 ring electric hob and oven. The bathroom has a L shaped bath with shower mixer attachment, glass shower screen, W/C, square shaped basin with storage cupboard and heated towel radiator. Ground floor communal entrance shared with just one other property.

This property is located close to local amenities, bus routes with access to Worthing, Brighton and Chichester with easy access to the A27. Durrington-On-Sea train station is a few minutes walk away for commuting and Goring-By-Sea beach is just a mile away.

Tenure: Leasehold - 931 years remaining.

2



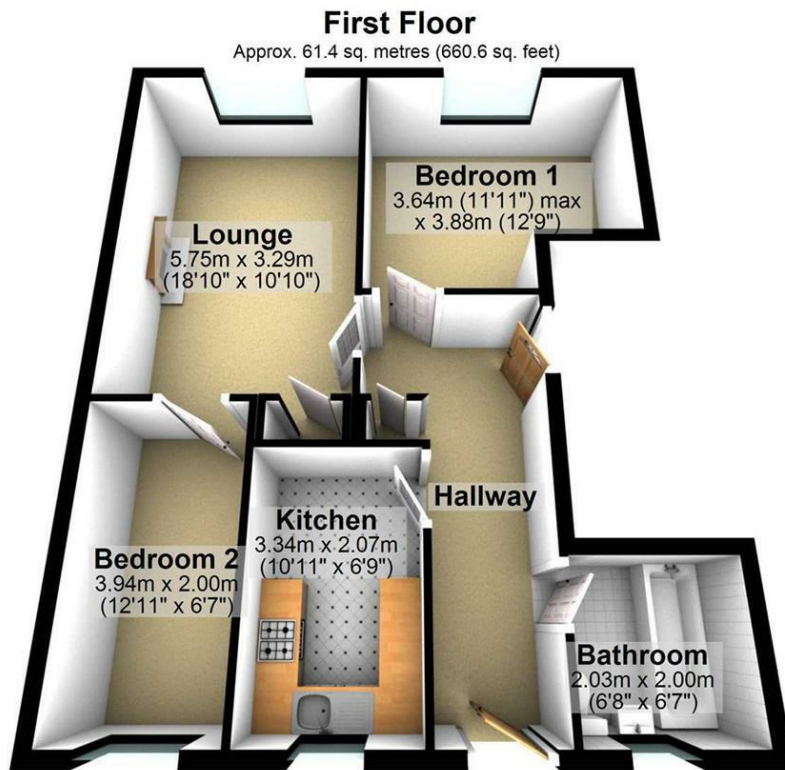
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1







Total area: approx. 61.4 sq. metres (660.6 sq. feet)

LOCAL AUTHORITY

TENURE

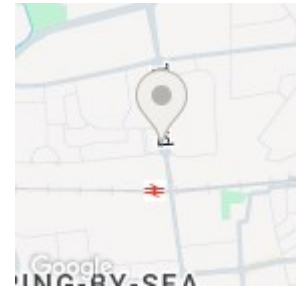
Share of Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	75
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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