



Chatsmore Crescent, Goring-by-Sea, Worthing, BN12

Offers Over **£250,000**



Property Type: Ground Floor Flat

Bedrooms: 2

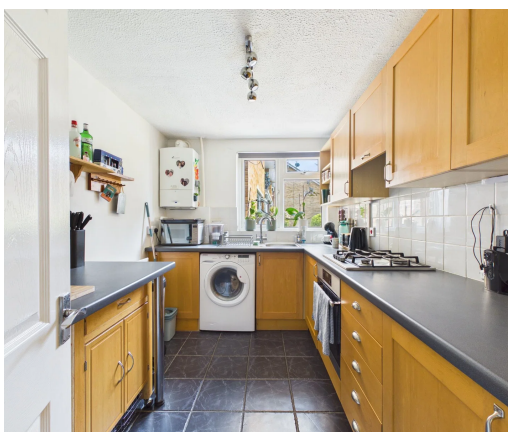
Bathrooms: 1

Receptions: 1

Council Tax Band: B

- Ground Floor Purpose Built Flat
- Two Double Bedrooms
- Lounge/ Dining Room With Door To Gardens
- Fitted Kitchen
- Shower Room
- Private Entrance
- Close To Local Shopping Facilities
- Less Than 200 Yards To Goring-By-Sea Railway Station
- Freehold

We are delighted to offer for sale this well-presented ground floor purpose-built apartment. The property features two double bedrooms, a spacious lounge/dining room with direct access to the communal gardens, a fitted kitchen and a modern shower room. Ideally situated within easy reach of Goring-by-Sea Railway Station, local shopping facilities and everyday amenities.





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INTERNAL

A private front door opens into the entrance porch, with a further door leading into the welcoming entrance hall, which provides access to a useful storage cupboard and all principal rooms. The property offers two well-proportioned double bedrooms, both benefiting from built-in wardrobes. To the rear, the spacious lounge/dining room provides ample room for both seating and dining furniture, with a door opening directly onto the communal gardens. The fitted kitchen comprises a range of matching wall and base units, an integrated oven with gas hob, sink with drainer, and space and plumbing for a washing machine, along with space for a fridge/freezer. The shower room is fitted with a corner shower cubicle, wash hand basin and WC.

EXTERNAL

The property is surrounded by beautifully maintained, well-established communal gardens. The apartment benefits from direct access to the gardens via a door from the lounge, opening onto a small paved seating area that enjoys a pleasant outlook over the landscaped grounds.

SITUATED

Situated in the popular area of Goring-by-Sea, the property is ideally positioned for everyday convenience. Goring-by-Sea Railway Station is located at the end of Goring Street, just a minute's walk from the apartment, providing excellent transport links. Local shopping facilities can be found at nearby Aldsworth Parade, while Ferring High Street is approximately 0.3 miles away, offering a range of independent shops, cafés and amenities. The 700 Coastliner bus service runs along Goring Way, and Goring seafront is approximately 1 mile away. Worthing town centre, with its extensive selection of shops, restaurants, theatres and cinemas, is around 3 miles from the property.

TENURE

Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.