



**Jupps Lane, Goring-by-Sea, Worthing, BN12**

Guide Price **£220,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Top Floor Flat
- Two Bedrooms
- Modern Fitted Kitchen
- Modern Bathroom
- Lounge/ Dining Room
- South Facing Balcony
- Long Lease
- Non Allocated Parking
- Close To Local Shopping Facilities
- Close To Bus Routes & Railway Station

We are delighted to bring to the market this attractive top-floor purpose-built flat, offering bright and well-presented accommodation throughout. The property features two generous bedrooms, a spacious lounge/dining room, a contemporary fitted kitchen, and a stylishly refitted bathroom. A south-facing balcony provides the perfect spot to enjoy the sunshine, while non-allocated parking adds convenience. Ideally situated within easy reach of local transport links and a variety of shopping facilities, this property makes a superb home or investment opportunity.





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#### **INTERNAL**

The property is accessed via a communal entrance, with stairs leading to the top floor. The private front door opens into a welcoming entrance hall, offering access to all rooms as well as a useful storage cupboard. The spacious, south-facing lounge/dining room is filled with natural light and extends onto a private south-facing balcony, a perfect spot to relax or entertain. The modern refitted kitchen is well-equipped with a range of wall and base units, a built-in eye-level oven, integrated fridge/freezer, space for a washing machine, and a sink with drainer. There are two bedrooms, with the main bedroom benefiting from built-in wardrobes. The refitted bathroom has been finished to a high standard, featuring sleek wall and base units, a wash hand basin with storage below, WC, and full tiling throughout.

#### **EXTERNAL**

The property enjoys the benefit of non-allocated parking within the development and is surrounded by well-maintained communal grounds. The apartment also boasts a south-facing balcony, providing the perfect space for outdoor seating and relaxation.

#### **SITUATED**

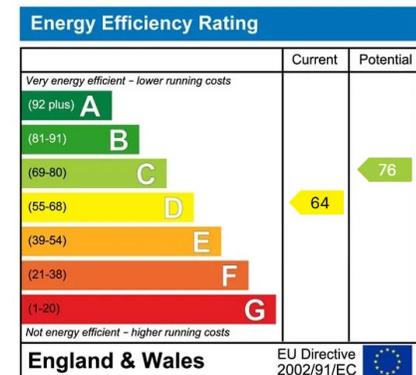
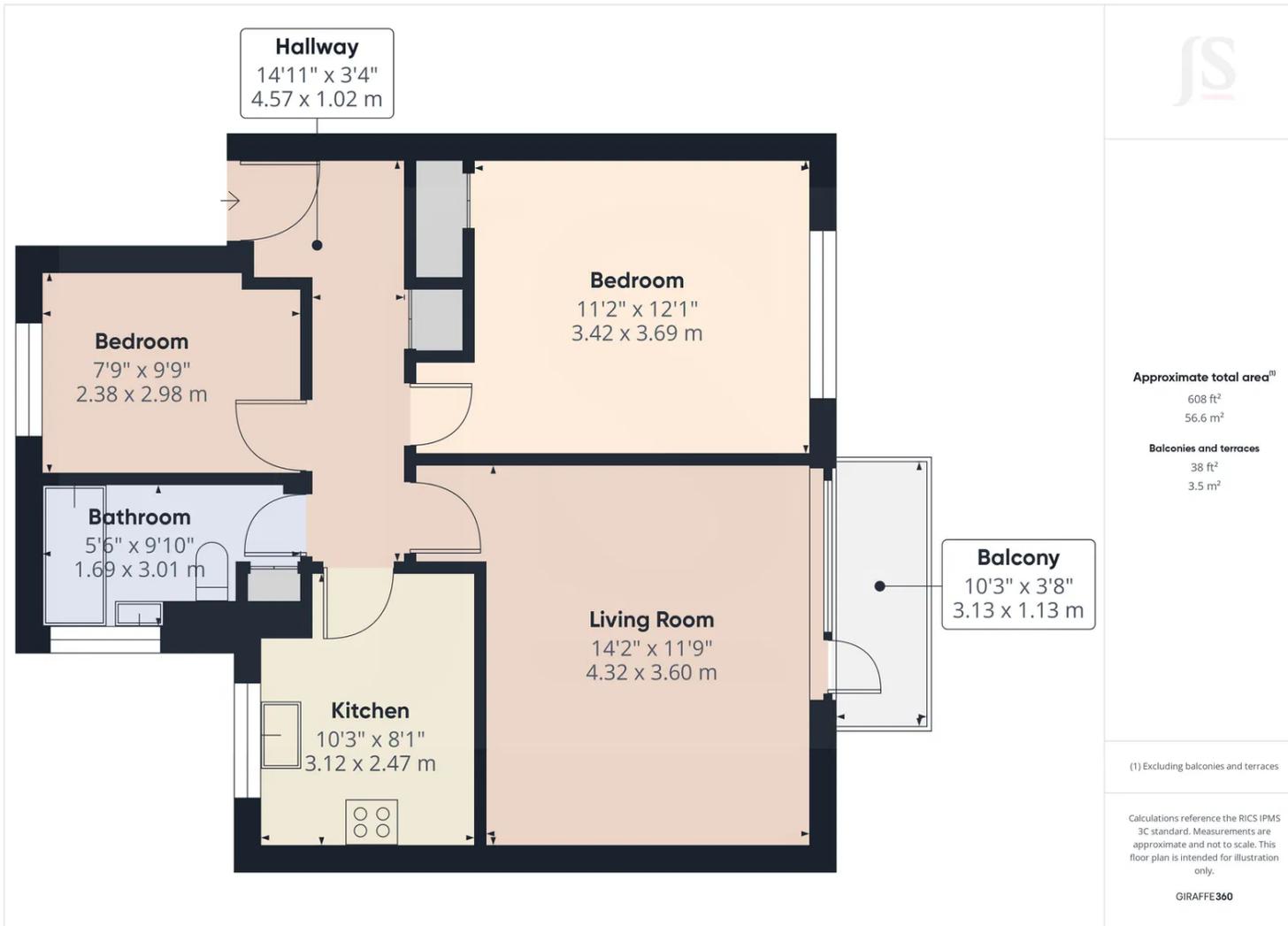
Situated in the sought-after residential area of Goring-by-Sea, the property is ideally positioned just 0.4 miles from a range of local shops, cafés, and restaurants along Goring Road. Excellent transport links are close at hand, with Goring-by-Sea railway station only 0.5 miles away, providing convenient connections for commuters. For additional ease of travel, the 700 Stagecoach Coastliner bus stop is located nearby on Jupps Lane, along with further local bus routes serving the surrounding area.

#### **TENURE**

Lease: 126 years remaining.  
Service Charge: Approx £2000 per annum

Please note that scaffolding remains in place following the recent installation of a new roof on the property.





Whilst we endeavour to make our 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.