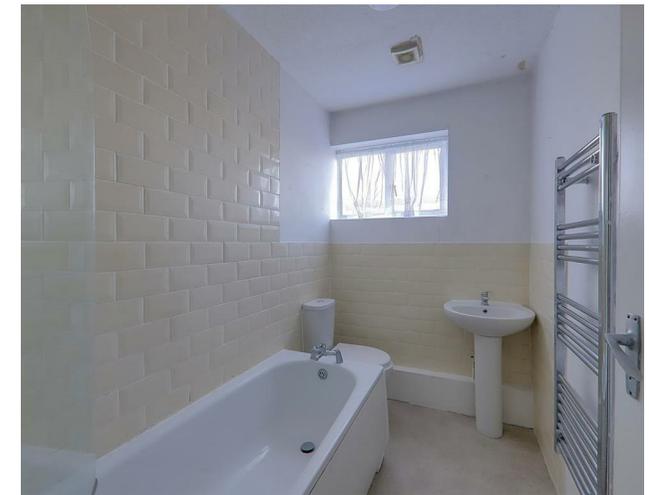




7 Clive Court, Clive Avenue, Worthing, BN12 4SQ

Price £129,500

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CHAIN FREE and SPACIOUS first floor studio apartment in popular Goring By Sea. Conveniently situated within close proximity to local shopping facilities, seafront & railway station. The accommodation briefly comprises entrance hall, dual aspect 17ft studio room, separate kitchen and bathroom/Wc. Benefits include a long lease and no ongoing chain.

\* Sale to include 12 months service charge prepaid on completion\*

- First Floor
- Studio Apartment
- Chain Free
- Long Lease
- Goring By Sea
- 17ft Studio Room
- Viewing Recommended



### Communal Entrance

With staircase to the first floor.

### First Floor

Front door to;

### Entrance Hall

Electric wall mounted heater. Cupboard housing electric meter.

### Studio Room

5.48 x 3.75 (17'11" x 12'3")

Double glazed window. Two electric wall mounted heaters. Single glazed window.

### Kitchen

3.46 x 1.49 (11'4" x 4'10")

Work surfaces with cupboards under. Fitted electric hob with oven under and extractor above. Space for two under counter appliances.

Matching wall cupboards. Single glazed window. Cupboard housing hot water cylinder.

### Bathroom/Wc

2.46 x 1.56 (8'0" x 5'1")

Suite comprising panelled bath with shower above, pedestal wash hand basin and low level flush Wc. Single glazed window. Part tiled walls. Chrome towel radiator.

### Communal Gardens

Well maintained gardens surround the development.

### Required Information

Length of lease: 130 years remaining

Annual service charge: £1600 pa

Annual ground rent: £150 pa

Council tax band: A

Draft version: 2

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

### Agent Note

\* Sale to include 12 months service charge prepaid on completion\*



FIRST FLOOR



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NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>51</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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