



2 Ilex Court Goring Street

Goring-By-Sea, Worthing, BN12 5AQ

Guide price £275,000

Freehold Council Tax Band C



A beautifully presented ground floor, garden flat boasting two good-sized bedrooms and a stunning rear garden.

In brief, the accommodation comprises private entrance into spacious entrance hall with storage cupboard, West facing lounge/diner, two bedrooms, modern fitted kitchen/breakfast room with large storage cupboard, modern family bathroom, a separate w/c, off road parking, garage, and feature lawned gardens.

The private rear garden is of substantial size and benefits from both being laid to lawn with a spacious area for seating.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this stunning apartment.

Situated in Goring Street, the property is just a short stroll to Goring by Sea mainline Railway station which gives great links to most major towns and cities. Buses also serve the area, The Bull's Head public house is also close by, and local shops can be found nearby Aldsworth Parade.

Maintenance - any charges split 50/50 with upstairs flat

Double glazed front door into spacious entrance ha

Lounge/diner
17'10 x 11'9 (5.44m x 3.58m)





Kitchen
12'1 x 8'10 (3.68m x 2.69m)

Bedroom one
10'8 x 11'9 (3.25m x 3.58m)

Bedroom two
11'1 x 9'5 (3.38m x 2.87m)

Family bathroom

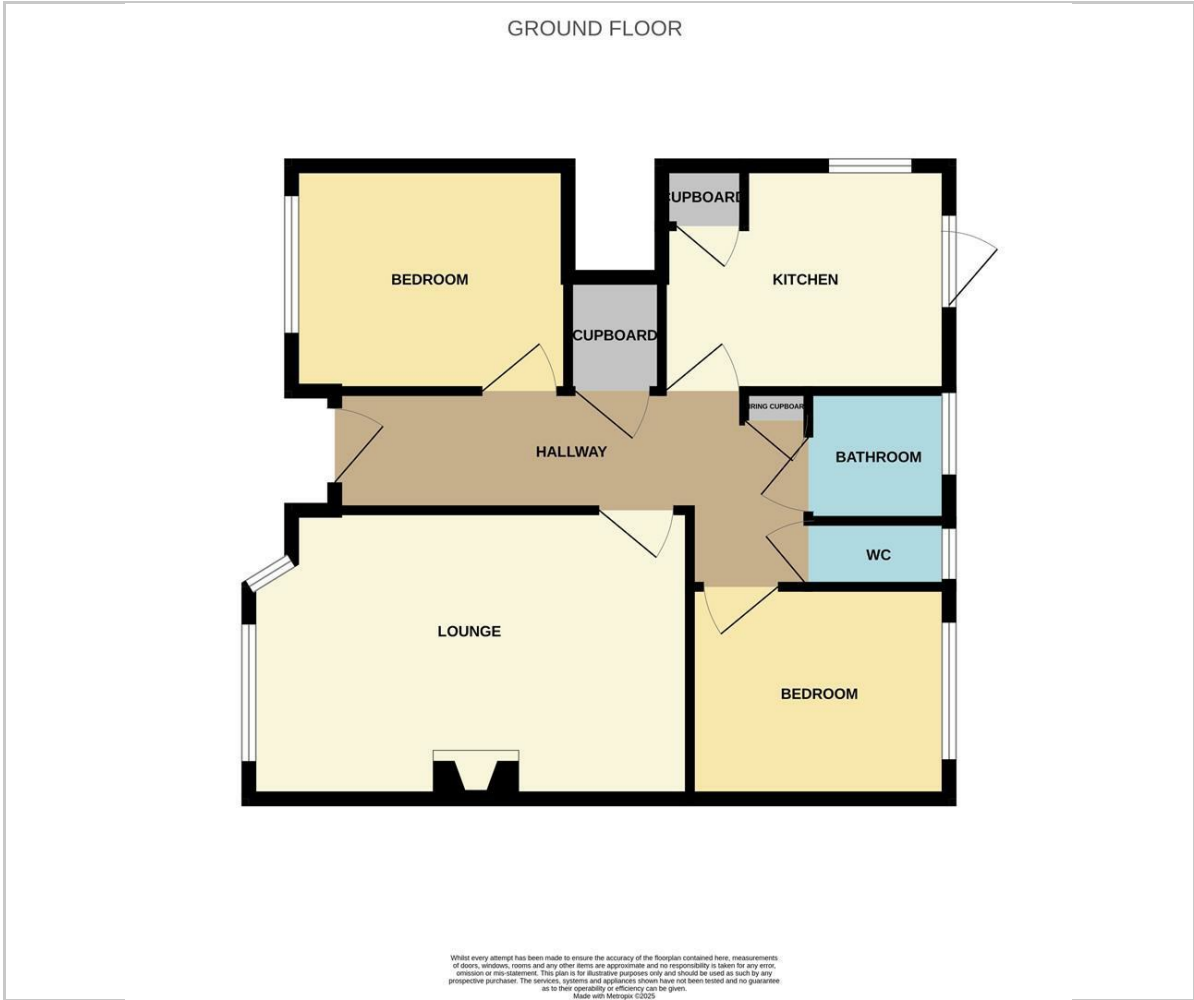
Separate w/c

Feature rear garden

Garage



Floor Plan



Viewing

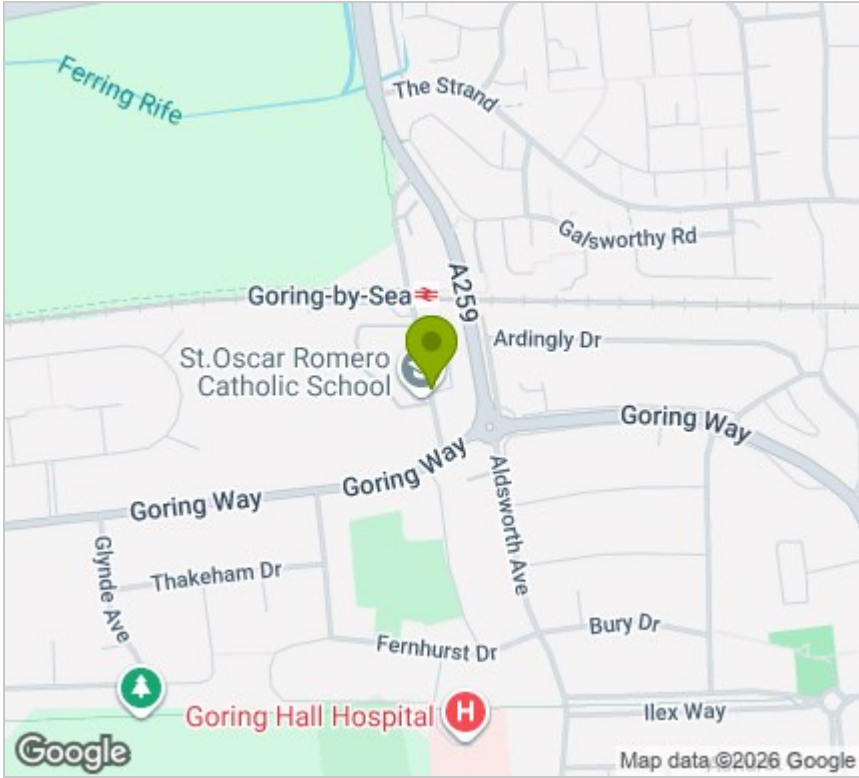
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

