



Ground Floor Flat 120, Marine Crescent, Goring-by-Sea, Worthing, BN12 4
£375,000



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: D

- Ground Floor Seafront Apartment
- Two Bedrooms
- Dual Aspect Lounge/ Dining Room
- Kitchen/ Breakfast Room
- Sun Room
- Garden
- Off Road Parking & Garage
- Long Lease & Share of Freehold
- Chain Free
- Popular Residential Area

We are delighted to present this ground floor seafront apartment to the market. The property offers two double bedrooms, a bright dual-aspect lounge, a kitchen/breakfast room, a shower room, and a separate WC. Additional benefits include a private entrance, a garden, off-road parking, a garage, and the advantage of being offered chain-free. Ideally located in a popular residential area, the apartment is within close proximity to the well-known Sea Lane Cafe.





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INTERNAL

The front door opens into a bright sun room, offering lovely views across the garden and towards the seafront. A further door leads into the entrance hall, which provides access to all rooms, along with useful storage cupboards. The property features a spacious dual-aspect lounge, creating a light and airy living space. The kitchen/breakfast room is fitted with a range of wall and base units, integrated appliances, a sink with drainer, and ample space for a table and chairs. A door from the kitchen leads out to a private courtyard. There are two well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes, while the second bedroom includes built-in storage. The shower room comprises a walk-in shower and wash hand basin, with a separate WC conveniently located adjacent.

EXTERNAL

The property benefits from well-maintained front gardens, featuring a variety of established shrubs and plants. To the rear, there is a private courtyard, attractively laid to paving, providing a low-maintenance outdoor space. The property also offers a driveway leading to a garage, ensuring convenient off-road parking.

SITUATED

Ideally situated just across the road from Goring-by-Sea seafront, the property offers easy access to the promenade, providing scenic coastal walks leading to the popular Sea Lane Café. Worthing Sailing Club is also just moments from the property. Local shopping facilities can be found on Goring Road, around 0.6 miles from the property, with regular bus services available nearby on Marine Crescent. For commuters, the nearest train station is Durrington-on-Sea, providing convenient links to surrounding areas.

TENURE

Share of Freehold
Lease: 972 years
Service Charge: Split 50/50 with the first floor property.





Approximate total area^m
978 ft²
91 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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 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.