



**Marine Crescent, Goring, Worthing, West Sussex, BN12 4JG**

Guide Price **£485,000**



**Property Type:** Flat

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** D

- Chain Free
- Ground Floor Apartment
- Private Front & Landscaped Rear Garden
- Three Bedrooms
- Private Entrance
- Studio Room In Rear Garden
- Modern Fitted Bathroom
- Modern Kitchen & Conservatory
- Garage & Off Road Parking
- Opposite Goring-By-Sea Seafont

We are delighted to present with no onward chain this beautifully presented ground floor garden apartment, ideally positioned directly opposite Goring-by-Sea seafont. Offering spacious accommodation, the property features three bedrooms, bright south facing lounge, modern re fitted bathroom, a fitted kitchen and a conservatory overlooking the garden. One of the standout features is the private outdoor space, with both a front garden and a landscaped rear garden, complete with a studio room offering excellent potential as a home office, gym or hobby space. The property also benefits from its own private entrance, off-road parking and a garage.





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### **INTERNAL**

A private front door opens into the entrance porch, which leads through to the welcoming entrance hall with a useful storage cupboard and access to all principal rooms. The property offers three well proportioned bedrooms, two of which are comfortable doubles. The bright, south facing lounge enjoys a large picture window overlooking the private front garden, allowing plenty of natural light to flood the room. The bathroom has been beautifully re-fitted to a high standard and features stylish marble-effect tiling, a panelled bath with shower attachment, a separate shower cubicle, a wash hand basin set within a vanity unit, WC, heated towel rail and contemporary fitted lighting. The modern kitchen is fitted with a range of sleek white wall and base units and benefits from a selection of integrated appliances, including a fridge/freezer, gas hob, eye level oven, washing machine, dishwasher and sink with drainer. A door leads through to the conservatory, which provides an ideal dining area with space for a table and chairs and enjoys direct access to the beautifully landscaped rear garden.

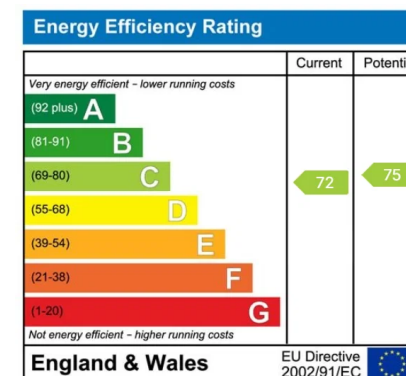
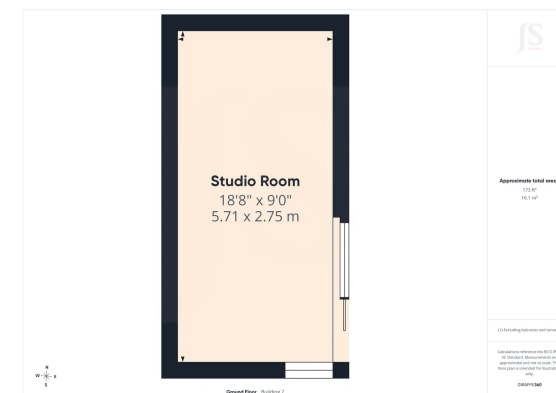
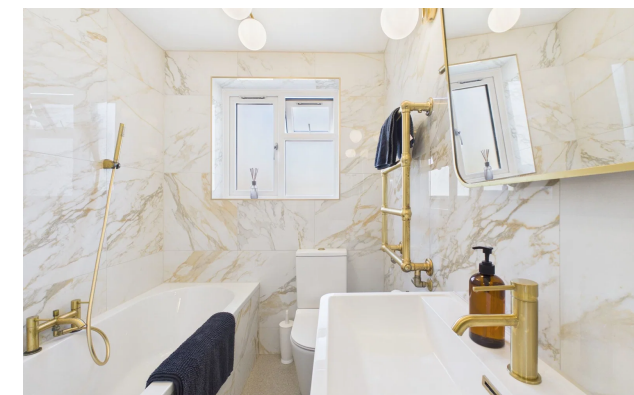
### **EXTERNAL**

The property enjoys a beautifully maintained, enclosed private front garden, predominantly laid to lawn and bordered by mature hedging and established shrubs, creating an excellent degree of privacy. A covered, south facing patio provides the perfect spot for outdoor seating, while side access leads through to the rear garden. The landscaped rear garden has been thoughtfully designed for ease of maintenance, featuring decorative stone, raised timber planters filled with established planting, and a patio area with a covered seating space and built-in timber bench, making it ideal for relaxing or entertaining. A particular highlight is the impressive detached studio room, which benefits from power, sliding double-glazed doors and offers a versatile space that could be used as a home office, gym, studio or hobby room. The property further benefits from off-road parking and a garage, conveniently located just off Beachside Close.

### **SITUATED**

Ideally situated just across the road from Goring-by-Sea seafront, the property offers easy access to the promenade, providing scenic coastal walks





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.