



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

Offers Over **£250,000**





**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- First Floor Apartment
- Two Double Bedrooms
- West Facing Lounge/ Dining Room
- Modern Kitchen
- Bathroom & WC
- Allocated Parking Space
- Visitors Parking
- Communal Gardens
- Close To Local Shopping Facilities
- Close To Transport Links

We are delighted to bring to the market this well-presented first floor apartment, offering two double bedrooms, a bright west-facing lounge/dining room, modern fitted kitchen, and contemporary bathroom with separate WC. Further benefits include an allocated parking space and a convenient location close to local shops, amenities, and transport links.







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### **INTERNAL**

Accessed via a secure communal entrance with entry phone system, stairs rise to the first floor where the front door opens into a welcoming entrance hall providing access to all rooms. The property boasts a spacious west-facing lounge/dining room, filled with natural light and offering ample space for both relaxing and entertaining. The modern fitted kitchen is well-appointed with a range of matching wall and base units, fitted oven and electric hob, integrated washing machine, wine rack, sink/drainage, and space for a fridge/freezer. There are two generous double bedrooms, both benefiting from built-in wardrobes, while the principal bedroom further enjoys dual-aspect windows creating a bright and airy feel. The bathroom is fitted with a bath and shower over, glass shower screen, and wash hand basin, with a separate WC conveniently located adjacent to the bathroom.

### **EXTERNAL**

The property is surrounded by well-maintained communal gardens and benefits from visitors' parking to the front, as well as an allocated parking space located to the rear.

### **SITUATED**

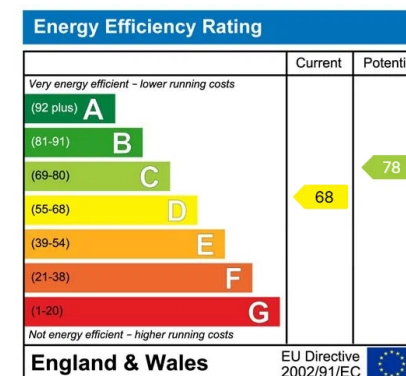
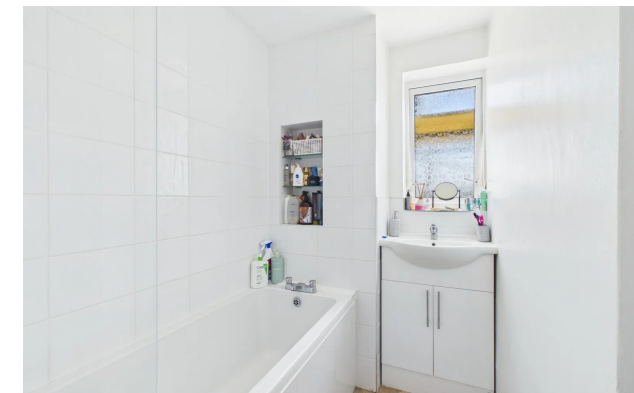
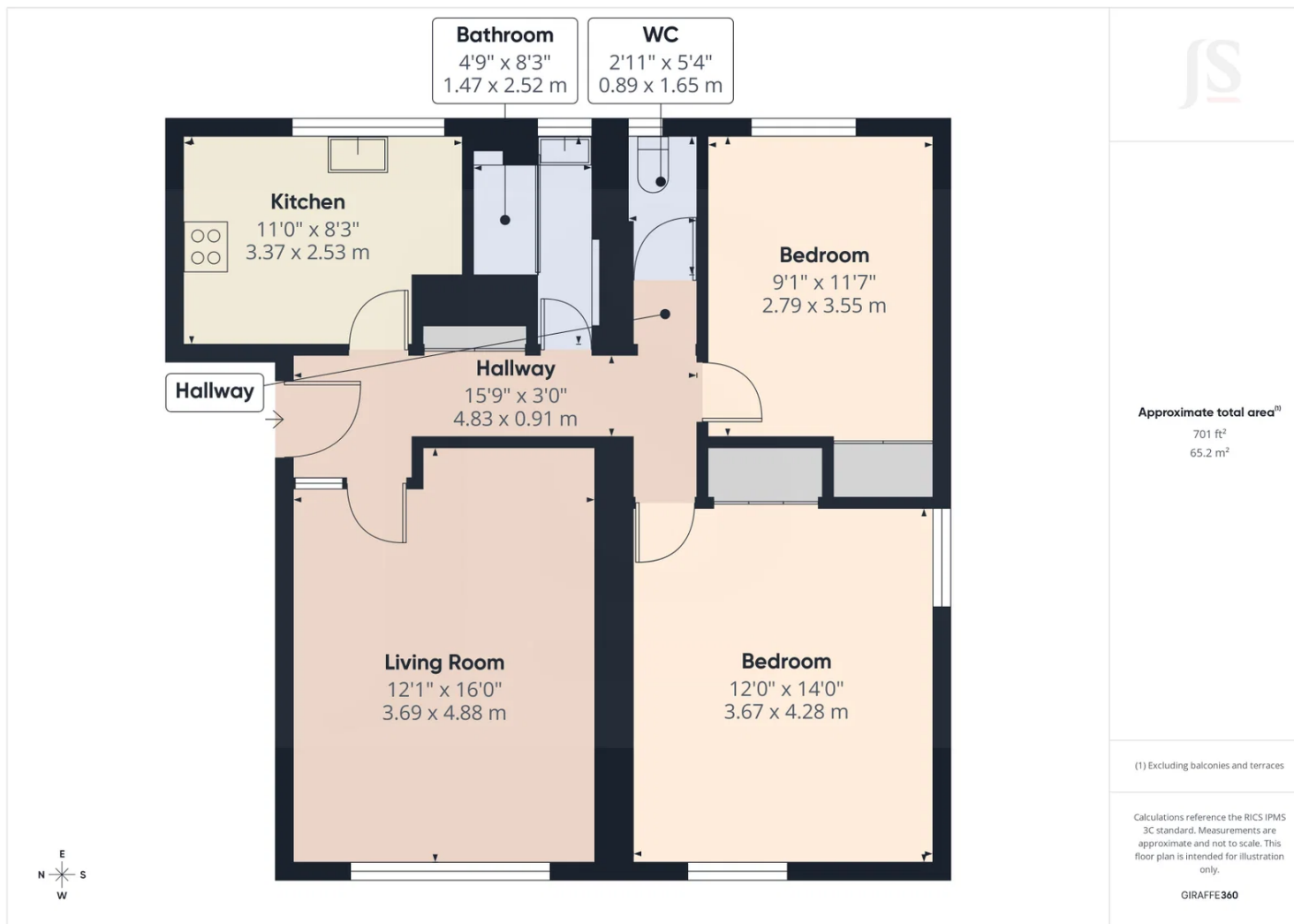
Situated on Mulberry Lane, the property is ideally positioned with the Mulberry shopping parade less than 100 yards away, offering a variety of convenience stores, pubs, and eateries. Goring-by-Sea railway station is approximately one mile away, while regular bus services operate along the nearby Goring Road. The property is also conveniently located adjacent to Goring Church of England Primary School. Worthing town centre, with its extensive selection of shops, restaurants, and theatres, is approximately 2.5 miles away.

### **TENURE**

Lease: 164 years remaining.

Service Charge: £1850 per annum including ground rent.





Whilst we endeavour to make out 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.