

Charles House Goring Road

Goring-By-Sea, Worthing, BN12 4PB

Guide price £250,000

Leasehold Council Tax Band B



Situated in the ever-popular South Goring area of Worthing, this beautifully presented first floor apartment offers exceptionally spacious accommodation throughout and has been recently redecorated by the current owners, making it ready for a purchaser to move straight into.

The standout feature of this home is the impressive sense of space. The dual aspect lounge measures in excess of 17ft and enjoys a pleasant southerly aspect, creating a bright and welcoming living space. The modern kitchen/breakfast room has been tastefully refitted with a contemporary range of units and benefits from a breakfast bar, providing the perfect spot for casual dining or morning coffee.

Both bedrooms are generous doubles, with the current owners choosing to use one as a separate dining room, demonstrating the versatility of the accommodation. The apartment is further complemented by a modern bathroom, separate W.C, private balcony, garage located within a nearby compound, and the reassurance of the remainder of a 999-year lease.

Externally, residents can enjoy well-maintained communal gardens along with the convenience of a private garage. There are also two parking permits.

Ideally positioned, the property is within easy walking distance of local shopping facilities, Goring seafront and excellent transport links, with regular bus services nearby and both Goring-by-Sea and Durrington-on-Sea railway stations within easy reach, making this an ideal home for commuters, downsizers or those looking to enjoy everything this popular coastal location has to offer.

Lease years remaining - 947
Service charge - £2049.44pa (includes ground rent)

Communal Entrance

Entrance Hall





Lounge
13'7 x 12 (4.14m x 3.66m)

Balcony

Bedroom One
17'4 x 11'8 (5.28m x 3.56m)

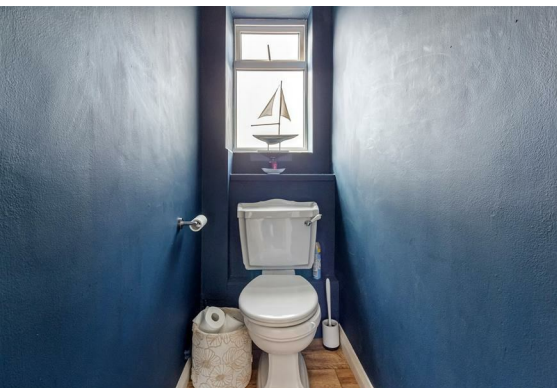
Bedroom Two
12 x 11'1 (3.66m x 3.38m)

Bathroom

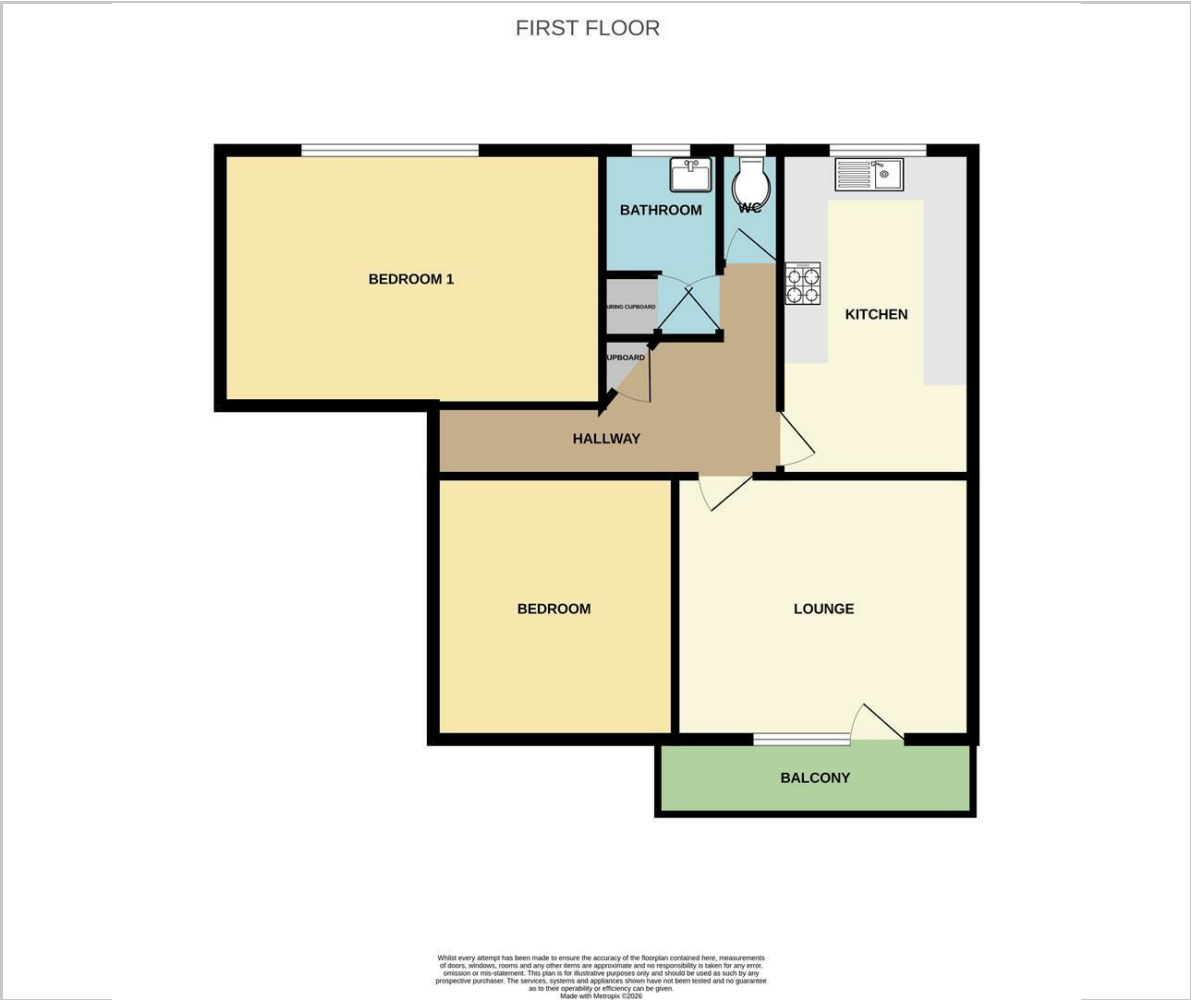
Separate WC

Kitchen Breakfast Room
13'3 x 8'10 (4.04m x 2.69m)

Garage



Floor Plan



Viewing

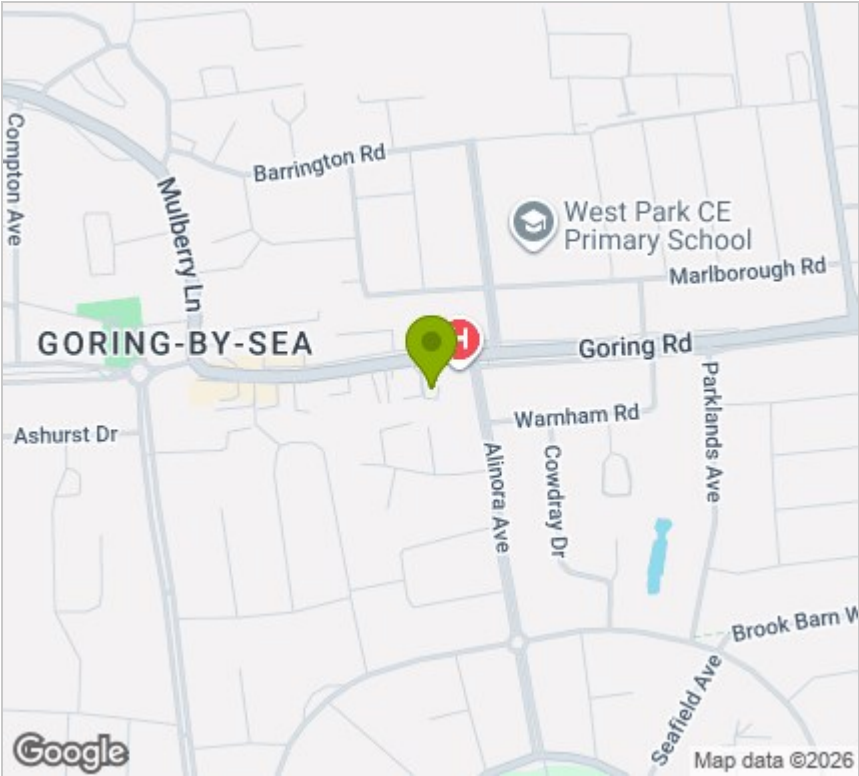
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

