



Cowdray Court Marine Drive, Goring Hall, Worthing, BN12 4QW

Offers over £450,000





# Cowdray Court Marine Drive

## Goring Hall, Worthing, BN12 4QW

- Highly desirable first-floor seafront apartment in Goring Hall
- Spacious entrance hall with two useful storage cupboards (including airing cupboard)
- French doors from lounge opening onto an impressive private balcony
- Two generous double bedrooms, both with fitted wardrobes
- Modern fitted kitchen/breakfast room with integrated appliances and rear access
- Offered for sale with no onward chain
- Double-aspect, south-facing lounge with stone fireplace
- Stunning views over communal gardens, greensward, and out to sea
- Principal bedroom enjoys sea and greensward views
- Garage located at ground level, plus gas central heating and double glazing throughout

A most impressive first-floor apartment enjoying superb sea views, ideally situated on the sought-after Goring Hall seafront and offered for sale with no onward chain.

The accommodation briefly comprises a communal entrance with stairs rising to the first floor, leading into a spacious entrance hall with two useful storage cupboards, one housing the airing cupboard. The standout feature is the double-aspect, south-facing lounge, complete with a striking stone fireplace and French doors opening onto an impressive balcony, offering delightful views across the communal gardens, greensward, and out to sea.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom enjoying the same stunning outlook as the lounge. The property is further complemented by a modern fitted kitchen/breakfast room with integrated appliances and a door providing access to a fire escape leading to the ground floor, where the garage is located. A bathroom and separate WC complete the internal accommodation.

Additional benefits include gas central heating and double glazing. In our opinion, internal viewing is essential to fully appreciate the generous proportions, excellent condition, and exceptional coastal views this superb seafront home has to offer.

Conveniently located on Goring Hall seafront, local shops can be found nearby at both Aldsworth Parade and Mulberry Parade, catering for everyday needs. The area is well served by regular bus routes, and Goring-by-Sea mainline railway station is within easy reach.

To arrange your private viewing, please contact the vendor's sole agents.

Lease years remaining - 933

Service charge - £2000pa

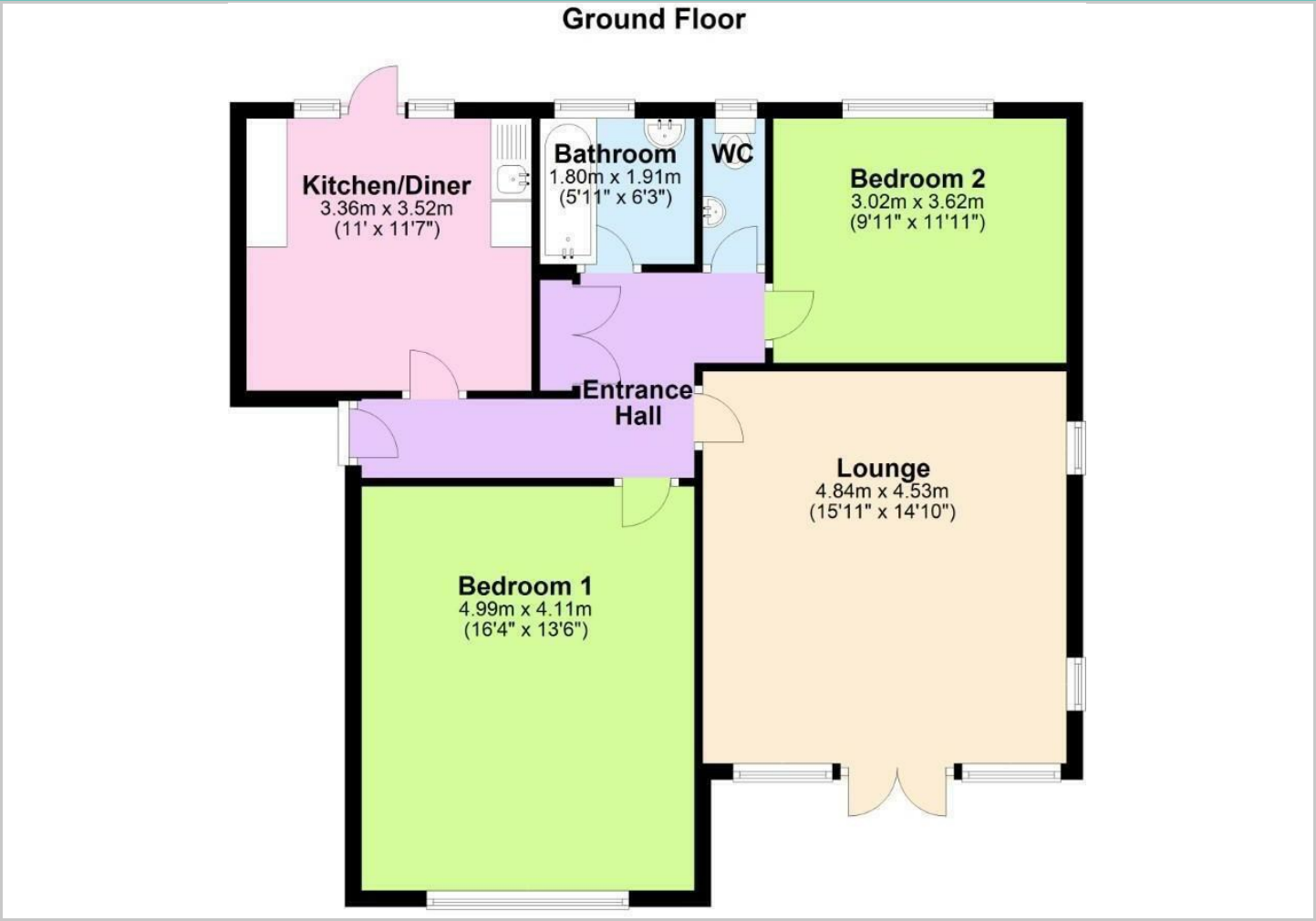


Entrance hall  
Kitchen/diner  
Lounge  
Bedroom one  
Bedroom two  
Bathroom  
W/c





Floor Plans

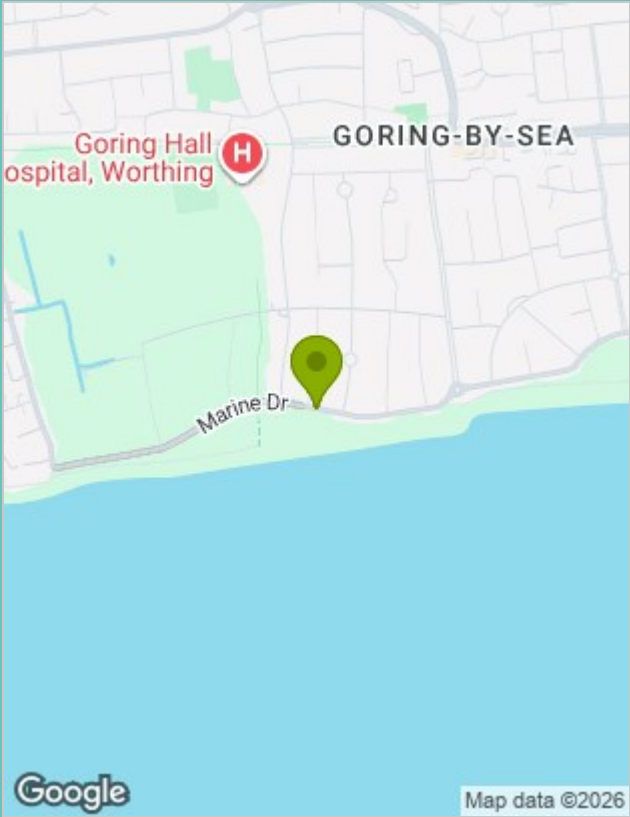


Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

