



Goring Road, Goring

Asking Price
£180,000
Leasehold

- Two Double Bedrooms
- No Ongoing Chain
- Security Entry Phone System
- Leasehold - 182 Years Remaining
- EPC Rating - D
- Ground Floor
- Double Glazed
- Communal Gardens
- Gas Central Heating
- Council Tax Band - B

Guide Price £220,000. Situated in sought after Marlborough Court in Goring Road. This vacant, purpose built flat is on the ground floor, with its own security entry phone system.
Ideally situated in this favoured location, in the popular Goring Road shops. Local schools, parks, bus routes and the beach nearby. Accommodation offers a private entrance hall, a large dual aspect lounge with separate dining area, that measures over 19ft. The lounge has attractive wooden parquet flooring. Two generous double bedrooms, a shower room (currently a wet room) . Kitchen with fitted boiler, and door to the communal garden at the rear of the property.
There are 182 years remaining on the lease. The flat also has low outgoings, regarding the service charge, which according to the current owner has been set at £889 (approx) per annum.

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Accommodation

Security Entrance
Secure entry phone system

Entrance Hall
Storage Cupboard and radiator.

Lounge/Diner 19'3" x 13'2" (5.88 x 4.02)

Kitchen 11'9" x 8'10" (3.59 x 2.71)
Fitted kitchen with space for washing machine, space for fridge freezer, boiler, stainless steel sink unit, UPVC door leading out onto the communal gardens.

Bedroom One 15'3" x 9'10" (4.66 x 3.01)
Double Glazed window. Radiator

Bedroom Two 12'2" x 7'5" (3.71 x 2.28)
Double Glazed window, radiator.

Shower Room 5'6" x 5'11" (1.70 x 1.82)

Communal Gardens

Tenure and Service Charge
Leasehold - 182 years remaining
Service Charge - £889 per annum





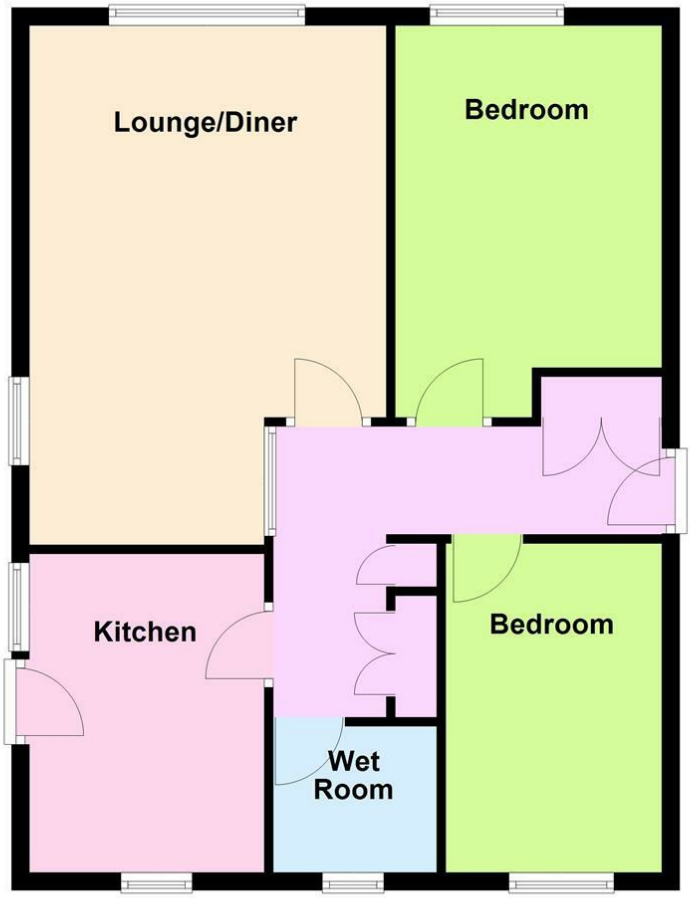


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR
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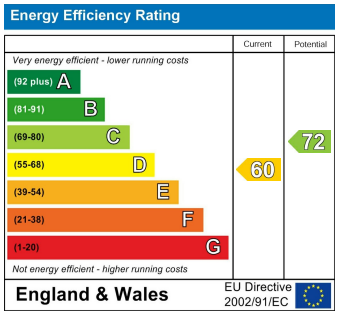
Floorplan

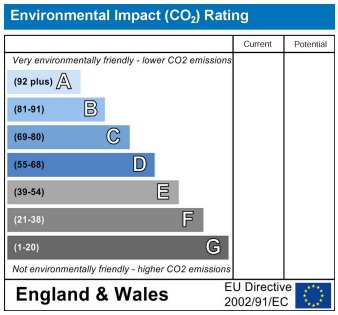
Floor Plan

Approx. 68.3 sq. metres (735.2 sq. feet)



Total area: approx. 68.3 sq. metres (735.2 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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