JAMES&JAMES
ESTATE AND LETTING AGENTS

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132A Marine Crescent

Goring By Sea, Worthing, BN12 4DG

Guide price £30,000

Freehold Council Tax Band

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We are delighted to offer for sale this beach hut in a fantastic position on Goring seafront, ideally situated between the ever-popular Sea Lane Café and Worthing Sailing Club. With direct sea views and a south-facing patio, it's a lovely spot to spend a morning by the water or settle in for an afternoon with family and friends.

Measuring 8'0" x 6'0", the hut offers useful storage for deckchairs, beach games and all the other things that make a day by the sea. The double doors can be secured in the open position, so you can sit inside and still enjoy the view across the water. It's also handy to have somewhere to leave everything ready for your next visit, particularly if you like to head down to the beach at short notice.

Immediately outside, the south-facing patio is a particular feature. There's space to pull up a chair, enjoy a coffee in the sunshine and watch the sailing boats from the shore. Whether you're meeting friends for a swim, taking the grandchildren down to the beach or simply looking for somewhere to sit with a book, the hut makes a great base for enjoying this stretch of the coast.

The promenade and adjoining greensward are ideal for a stroll, and having Sea Lane Café close by means you can nip out for a coffee or a bite to eat. From the hut, you can take a walk towards the sailing club or just stay put and watch the world go by. It's a position that's just as appealing for a quick visit after work as it is for a full





















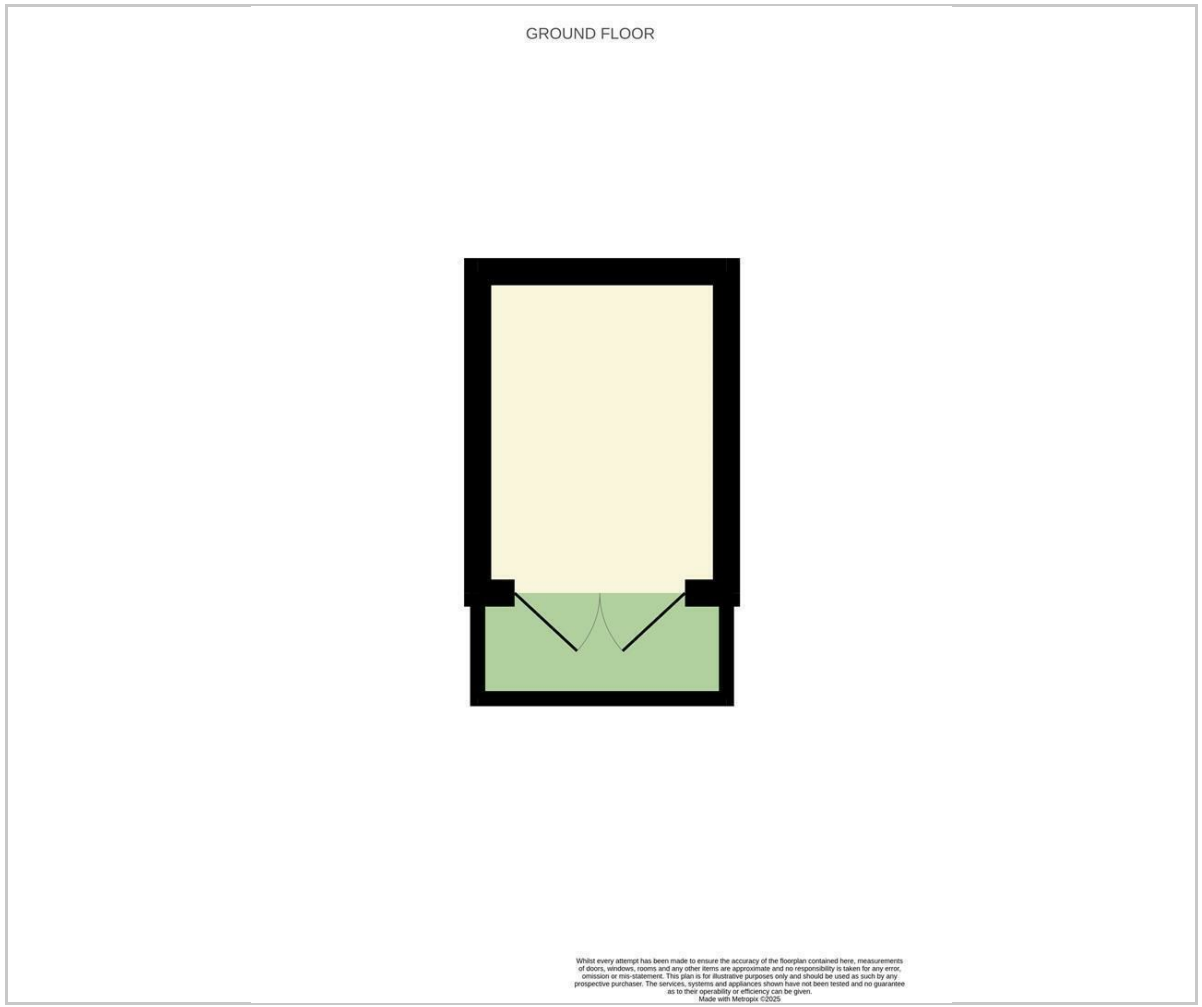


day on the beach.

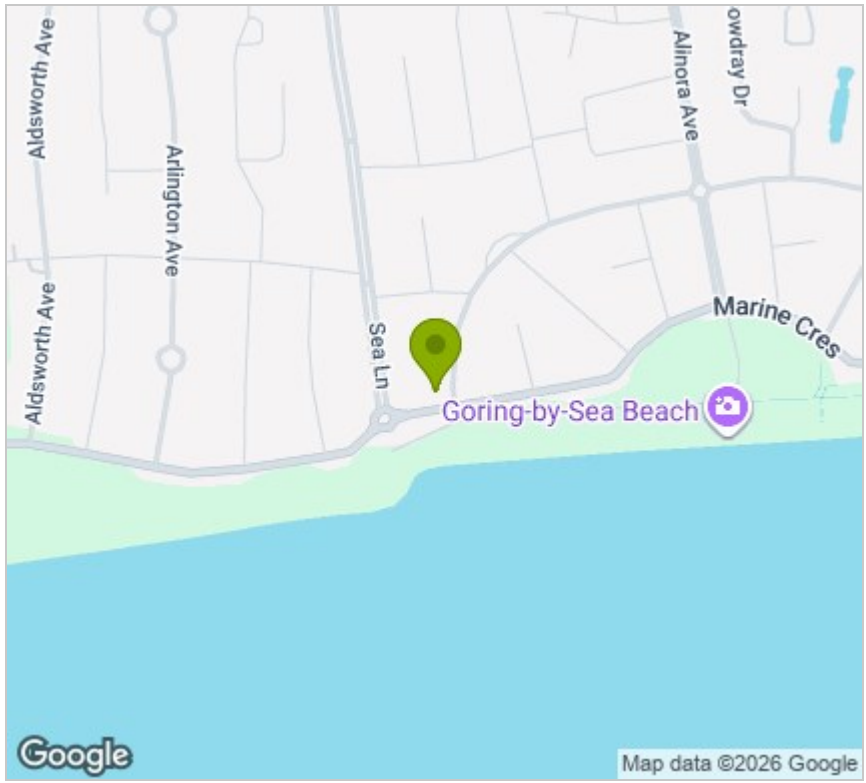
Much of Goring beach is dog-friendly, making it a popular spot for dog walkers. Seasonal dog restrictions apply to certain sections of the beach between the two boat launching ramps from May to September.

The annual ground rent is approximately £920. In our opinion, a viewing is the best way to appreciate the position of the hut, the outlook from the patio and just how close you are to the café and the sailing club. Please contact James & James to arrange your private viewing.

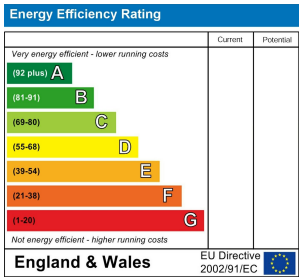
Floor Plan

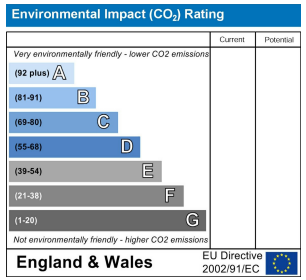


Area Map



Energy Efficiency Graph





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.