

# Chatsmore Crescent, Goring-by-Sea, Worthing, BN12

**£225,000**

Jacobs | Steel









**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** B

- Ground Floor Flat
- Two Bedrooms
- Separate Lounge
- Freehold
- Communal Gardens
- Private Entrance
- Close To Local Transport Links
- Shopping Facilities Nearby

We are delighted to present this well-proportioned ground floor apartment to the market. The property offers two bedrooms, a lounge, separate kitchen, and bathroom. A particular feature of the apartment is its private front entrance and direct access onto the well maintained communal gardens. Ideally situated close to Goring-by-Sea railway station, local bus routes, and a range of shopping facilities, the property is perfectly positioned for convenient everyday living. Offered to the market with no onward chain.





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**INTERNAL**

A private front door opens into the entrance porch, with a further door leading into the apartment. The accommodation comprises two bedrooms, with the principal bedroom benefiting from fitted wardrobes. The lounge is a bright and comfortable space, featuring a door providing direct access onto the well-maintained communal gardens. The separate kitchen is fitted with a range of wall and base units, incorporating a built-in oven, gas hob, and space for additional appliances. The bathroom is fitted with a panel enclosed bath with shower over and glass screen, wash hand basin, and WC.

**EXTERNAL**

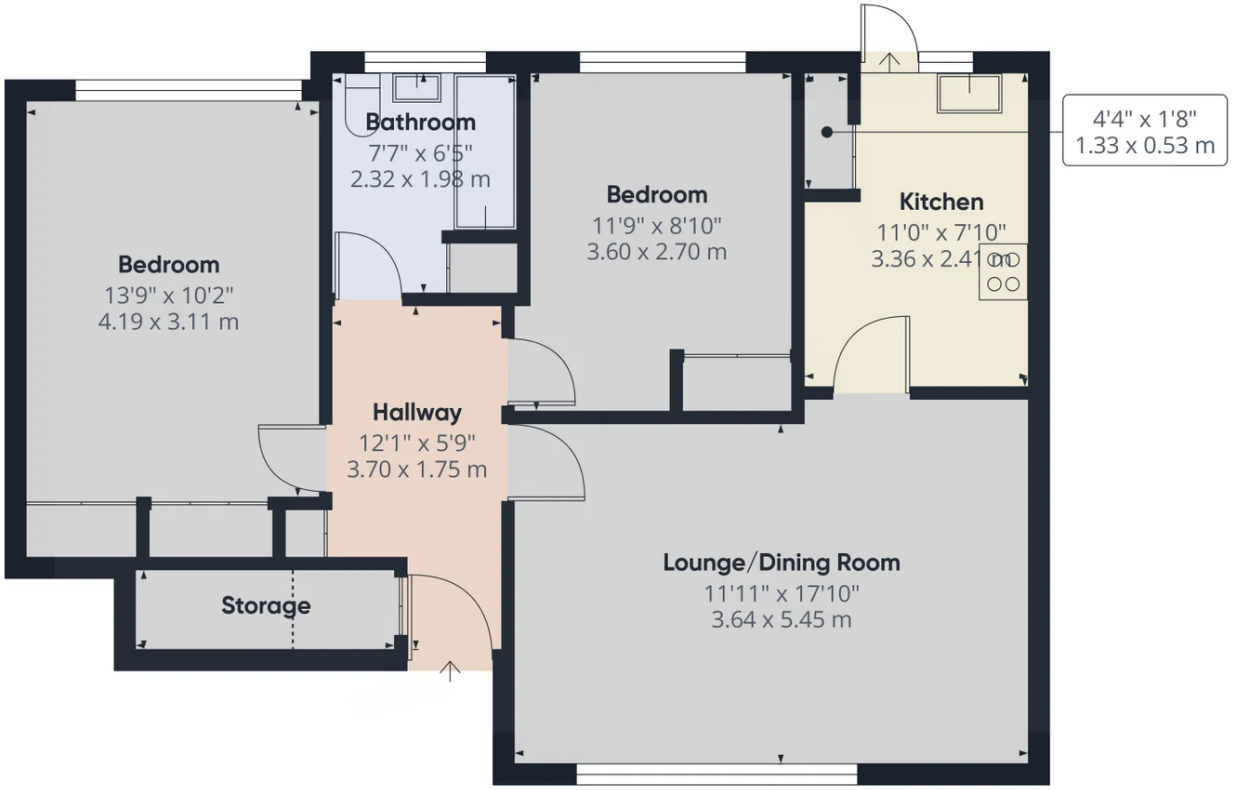
The property is surrounded by well-maintained communal gardens, providing pleasant outdoor space for residents to enjoy. There is non-allocated on-road parking available nearby.

**SITUATED**

Situated in the popular area of Goring-by-Sea, the property is ideally positioned for everyday convenience. Goring-by-Sea Railway Station is located at the end of Goring Street, just a minute's walk from the apartment, providing excellent transport links. Local shopping facilities can be found at nearby Aldsworth Parade, while Ferring High Street is approximately 0.3 miles away, offering a range of independent shops, cafés and amenities. The 700 Coastliner bus service runs along Goring Way, and Goring seafront is approximately 1 mile away. Worthing town centre, with its extensive selection of shops, restaurants, theatres and cinemas, is around 3 miles from the property.

**TENURE**

Freehold
Service Charge: £630 per annum approx.




**Approximate total area**(1)

719 ft²
66.7 m²

**Reduced headroom**

16 ft²
1.4 m²

(1) Excluding balconies and terraces

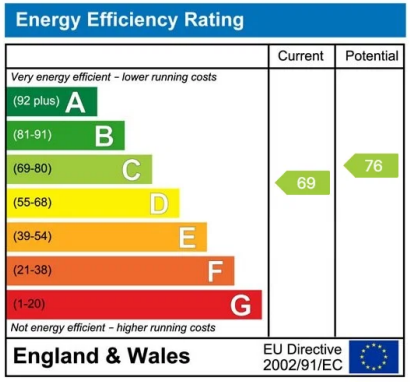
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360








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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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