



Chesham Close, Goring-by-Sea, Worthing, BN12
£275,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

We are pleased to present this attractive ground floor garden flat to the market. The property comprises two bedrooms, a modern refitted kitchen, a contemporary bathroom, and a spacious west-facing lounge/dining room. Additional benefits include a private rear garden and ownership of the front garden, which has been laid to hardstanding to provide off-road parking for up to three vehicles. Ideally located, the flat is just a short walk from Goring Road shops and the seafront at Goring-by-Sea.



- Ground Floor Garden Flat
- Two Bedrooms
- West Facing Lounge/ Dining Room
- Modern Re-Fitted Kitchen
- Modern Bathroom
- Off Road Parking
- Private Rear Garden
- Close To Local Shopping Facilities
- Goring-By-Sea Seafront Located at The End of Sea Place
- FREEHOLD

Tenure: Freehold

Council Tax Band: B



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INTERNAL

A private front door opens into the entrance hall, providing access to all rooms. To the front of the property is a bright, west-facing lounge/dining room. The re-fitted kitchen is well-appointed with a range of wall and base units, integrated appliances including an oven, electric hob, slimline dishwasher, washing machine and fridge/freezer, as well as a sink with drainer, under-counter lighting, and double doors leading directly to the rear garden. The property offers two bedrooms, with the main bedroom benefitting from ample built-in wardrobes. The modern bathroom comprises a P-shaped bath with shower over, glass screen, wash hand basin and WC. Additional storage is conveniently located off the hallway.

EXTERNAL

The property enjoys a front garden which has been converted to hardstanding, offering off-road parking for up to three vehicles. To the rear, the garden is predominantly laid to lawn and complemented by a patio area, with the added benefit of side access.

SITUATED

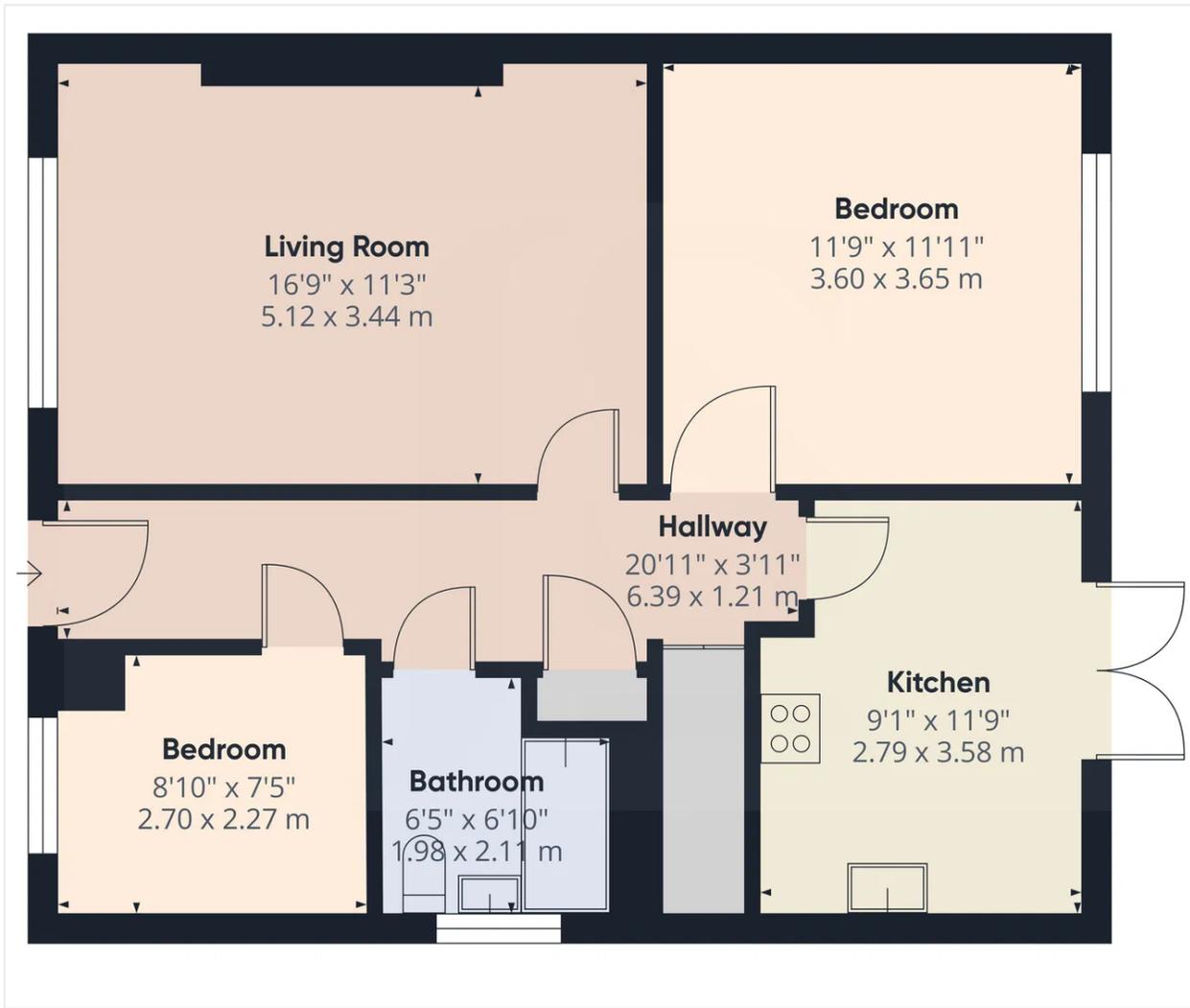
in the sought-after Chesham Close, Goring-By-Sea, the seafront is just 0.3 miles away at the bottom of Sea Place. West Worthing High Street is within walking distance, offering a range of amenities, including convenience stores, eateries, banks, and a pharmacy, as well as access to mainline bus routes along the nearby Goring Road. The nearest train station, Durrington-On-Sea, is conveniently located 0.6 miles away, while Worthing town centre, with its extensive selection of shops, restaurants, and theatres, is approximately 1.5 miles away.

TENURE

FREEHOLD

Service Charge: As & When





Approximate total area^m
661 ft²
61.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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