



Marine Crescent, Goring-by-Sea, Worthing, BN12 4JG
£475,000



Property Type: Apartment

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- First Floor Seafront Apartment
- Two Double Bedrooms
- South Facing Balcony
- Modern Kitchen
- Bathroom & Ensuite Shower Room
- Planning Permission For Loft Extension
- Private Entrance & Private Garden
- Plans For Approved Loft Extension & Vehicle Cross Over
- Garage
- Chain Free

We are delighted to present this beautifully maintained first-floor seafront apartment, offering stunning direct sea views. The property benefits from its own private entrance and comprises two spacious double bedrooms, a modern fitted kitchen, a family bathroom, and an en suite. Additional features include a private garden and a garage with an electric door. Offered to the market chain free, this exceptional home perfectly combines seaside living with modern convenience.





INTERNAL

Accessed via a private front door, the property opens into a spacious entrance hall with under-stairs storage and stairs rising to the first floor landing. The landing provides access to all rooms and includes a convenient storage cupboard. There are two well-proportioned bedrooms, with the second bedroom enjoying dual-aspect windows and double doors opening onto a balcony with wonderful sea views. The primary bedroom benefits from an en suite shower room. The modern fitted kitchen is equipped with integrated appliances, including a built in eye level oven, dishwasher, under-counter fridge, and washing machine, along with a sink and drainer. The bright and airy south-facing lounge/dining room boasts direct sea views and double doors leading onto a south-facing balcony, perfect for enjoying the coastal outlook.

EXTERNAL

The property enjoys a private garden laid to artificial lawn, with a pathway leading to the private front door and a separate patio area ideal for relaxing or entertaining. Mature hedges provide a sense of privacy and tranquility. A timber gate offers access to the driveway, which leads to a garage featuring an electric up-and-over door. The property also benefits from a south-facing balcony offering stunning direct sea views.

SITUATED

Ideally situated just across the road from Goring-by-Sea seafront, the property offers easy access to the promenade, providing scenic coastal walks leading to the popular Sea Lane Café, approximately 0.8 miles away. Worthing Sailing Club is also just moments from the property. Local shopping facilities can be found on Goring Road, around 0.6 miles from the property, with regular bus services available nearby on Marine Crescent. For commuters, the nearest train station is Durrington-on-Sea, providing convenient links to surrounding areas.

The property benefits from approved planning for Loft Conversion and New Vehicle Cross Over. Please see floorplan for plans.

Freehold

Service Charge: As & When





JS

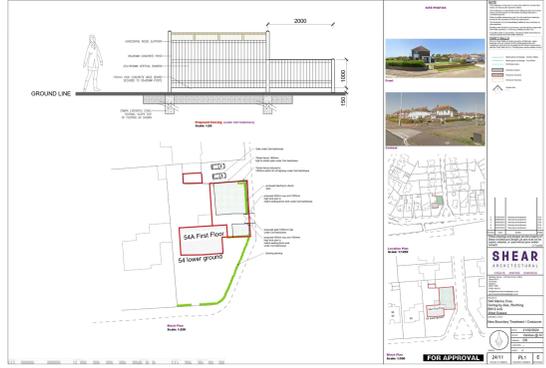
Approximate total area¹⁾
 940 ft²
 87.3 m²

Balconies and terraces
 85 ft²
 7.9 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	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.