

120A MARINE CRESCENT, GORING-BY-SEA, BN12 4HR

£380,000



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SEA FRONT FLAT WITH SEA VIEWS CHAIN FREE. A great opportunity to purchase a spacious purpose built first floor flat on Goring By Sea seafront with direct sea views. The accommodation briefly comprises, dual aspect living room, balcony, good sized kitchen diner, 3 bedrooms, bathroom and separate WC. Rear garden. Long drive way to garage. CHAIN FREE.



PORCH

Front door.

ENTRANCE AND STAIRS TO FIRST FLOOR

Stairs to the first floor.

LANDING

A spacious landing with parquet floor. Double glazed window. Loft hatch. Cloaks cupboard. Shelved cupboard.



LIVING ROOM $18'6" x 12'0" (5.66 x 3.66)$

A lovely bright dual aspect room with sea views. Double glazed windows. Radiator. Door to the balcony



BALCONY

Direct sea view.



KITCHEN DINER $17'10" x 8'11" (5.46 x 2.72)$

A good sized dual aspect kitchen diner with sea views. A range of units comprising sink unit working surfaces and cupboards and drawers. Integrated oven, hob, extractor, fridge, freezer and dishwasher. Double glazed windows. Part parquet and part tiled floor.



BEDROOM 1 $11'11" x 11'10" (3.65 x 3.63)$

Double glazed window. Sea views. Parquet floor.



BEDROOM 2 $11'11" x 9'0" (3.65 x 2.76)$

Double glazed window. Built in wardrobe. Radiator. Parquet floor.



BEDROOM 3 / STUDY 9'2" x 7'3" (2.81 x 2.22)
Double glazed window. Radiator. Parquet floor.

BATHROOM

Part tiled walls. White suite with panelled bath and fitted shower with screen. Wash hand basin. Double glazed window. Electric heater. Heated towel rail. Tiled floor.



WC

WC. Vanity unit with wash hand basin. Double glazed window.

GARDEN

Rear garden being laid to lawn with shrubs and trees. Side gate.



DRIVE WAY AND GARAGE

Long private drive leads to the garage.



GREENSWARD



THE BEACH



COUNCIL TAX BAND D

INFORMATION

We are advised by the sellers that Upper Deck 120A Marine Crescent is Leasehold 999 years from 20.11.1998 with a peppercorn rent. Furthermore that the leases provide that the cost of maintenance of all the usual parts of the building plus the building insurance will be shared 50/50 between the 2 flats 120A and 120. In addition the freehold interest of both 120 and 120A will be included in the sale of 120A (Upper Deck) Marine Drive.



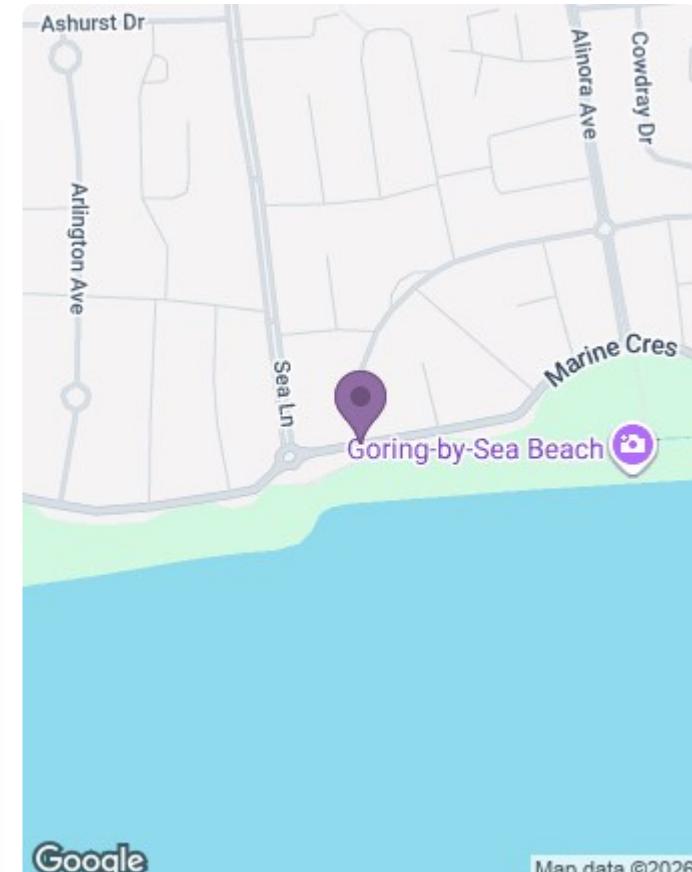




Total area: approx. 92.0 sq. metres (990.5 sq. feet)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. If you are local to us and have a property to sell we would be delighted to provide you with a free market appraisal and market valuation carried out personally by Mark Oliver. Please contact our office for an appointment at a time to suit you. In regard to leasehold properties we strongly advise buyers to check the length of leases prior to proceeding.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			