



Drake House, 21, Eirene Road, Goring-by-Sea, Worthing, BN12

Offers Over **£260,000**





Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- First Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- En Suite & Bathroom
- Lounge/ Dining Room
- Allocated Underground Parking Space
- Located Close To Goring-By-Sea Seafront
- Long Lease
- Bus Routes Nearby
- CHAIN FREE

We are delighted to present to the market this first-floor apartment, ideally located just a few yards from the sought-after Goring Seafront. The property offers two well-proportioned double bedrooms, a spacious lounge/dining room, a modern fitted kitchen, an en suite shower room, and a separate bathroom. Additional benefits include a long lease, no onward chain, and an allocated undercover secure parking space.





INTERNAL

Access to the property is via a communal entrance, complete with a secure entry phone system, stairs, and a lift leading to the first floor. The front door opens into a welcoming entrance hall, providing access to all rooms as well as a convenient storage cupboard. The property features two generously sized double bedrooms, with the primary bedroom enjoying the added benefit of an en suite shower room. The spacious lounge/dining area boasts dual-aspect windows, a Juliette balcony, and ample space for both dining and living furniture, creating a bright and versatile living space. The modern fitted kitchen is equipped with sleek white wall and base units, along with integrated appliances including a dishwasher, washing machine, fridge/freezer, built-in oven, electric hob, and a stainless steel sink with drainer. Completing the property is a stylish guest bathroom, featuring a wash hand basin, WC, a bath with shower attachment, and a heated towel rail.

EXTERNAL

The apartment benefits from an undercover secure, allocated parking space. There are well kept and beautiful communal grounds surrounding the development.

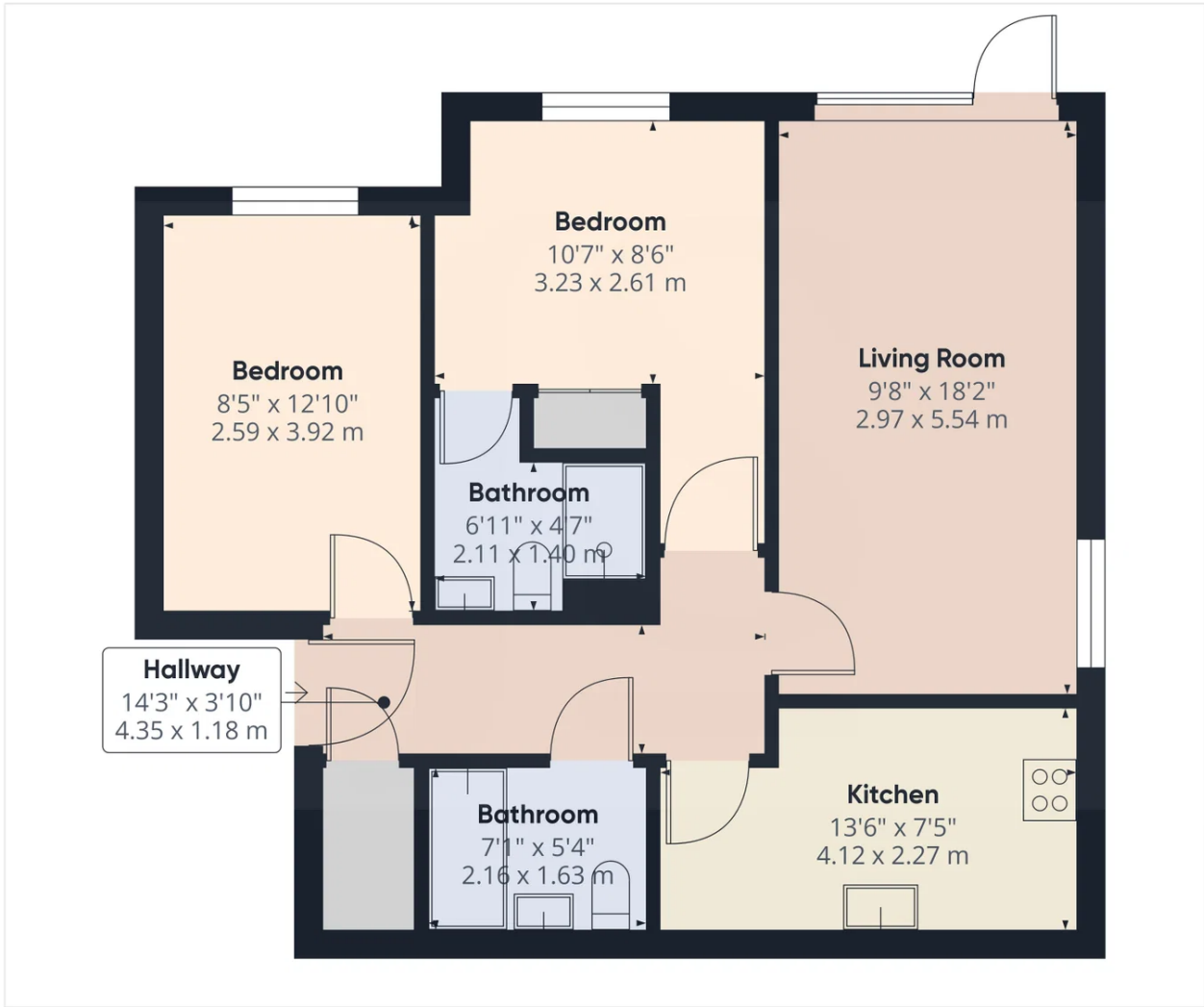
SITUATED

Approx less than 150 yards from Goring-By-Sea Seafront and the sailing club and within half a mile of the popular Goring Road shopping parade. Sea Lane Cafe is only 0.8 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one and a half miles away. The nearest station is Durrington which is less than one mile away. Bus services run nearby.

TENURE

Leasehold
Lease: Approx 114 years remaining
Service Charge: £1,798
Ground Rent: £745 per annum
Council Tax Band C





Approximate total area[®]
656.92 ft²
61.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(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 properties 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.