



**Homesearle House, Goring Road, Goring-by-Sea, Worthing, BN12**  
Guide Price **£120,000**



**Property Type:** Ground Floor Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Ground Floor Retirement Apartment
- One Bedroom
- Patio Overlooking Communal Gardens
- Shower Room
- Close To Goring Road Shopping Facilities & Bus Routes
- Communal Lounge, Laundry & Guest Suite
- Long Lease
- House Manager On Site Monday - Friday
- CHAIN FREE
- Pets Allowed

Jacobs Steel are pleased to be able to offer a ground floor, retirement flat to the market. The property offers one double bedroom, lounge, patio, fitted kitchen and shower room. The property benefits from no onward chain, long lease on completion and close to local bus routes and shopping facilities.



The front door opens into a welcoming entrance hall, providing access to all rooms. The lounge is spacious and enjoys views over the communal gardens, with a door leading out to a private patio area. From the lounge, there is a door opening into a large storage cupboard, ideal for coats, cleaning equipment, or general household items. The kitchen is accessed from the lounge and is fitted with a range of wall and base units, a built-in oven and microwave, electric hob, fridge/freezer, and a sink with drainer. The double bedroom is generously sized and features built-in wardrobes. The shower room comprises a walk-in shower, WC, wash hand basin with storage, and a mirrored cupboard.

### **External**

The flat benefits from a patio overlooking the well-maintained communal gardens. The retirement development benefits from an on-site house manager (Monday to Friday), and a variety of communal facilities including a residents' lounge, laundry room, guest suite, and parking. The building is fully wheelchair accessible.

### **Situated**

On Goring Road just 700m from Goring seafront and greensward. Bus routes run along Goring Road which run to Brighton & Portsmouth. Local shops approximately 200m away on Goring Road offering eateries, convenience stores and pharmacies. The closest train station is Durrington-On-Sea, positioned 700m away and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

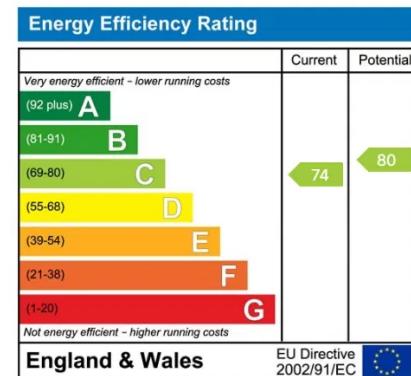
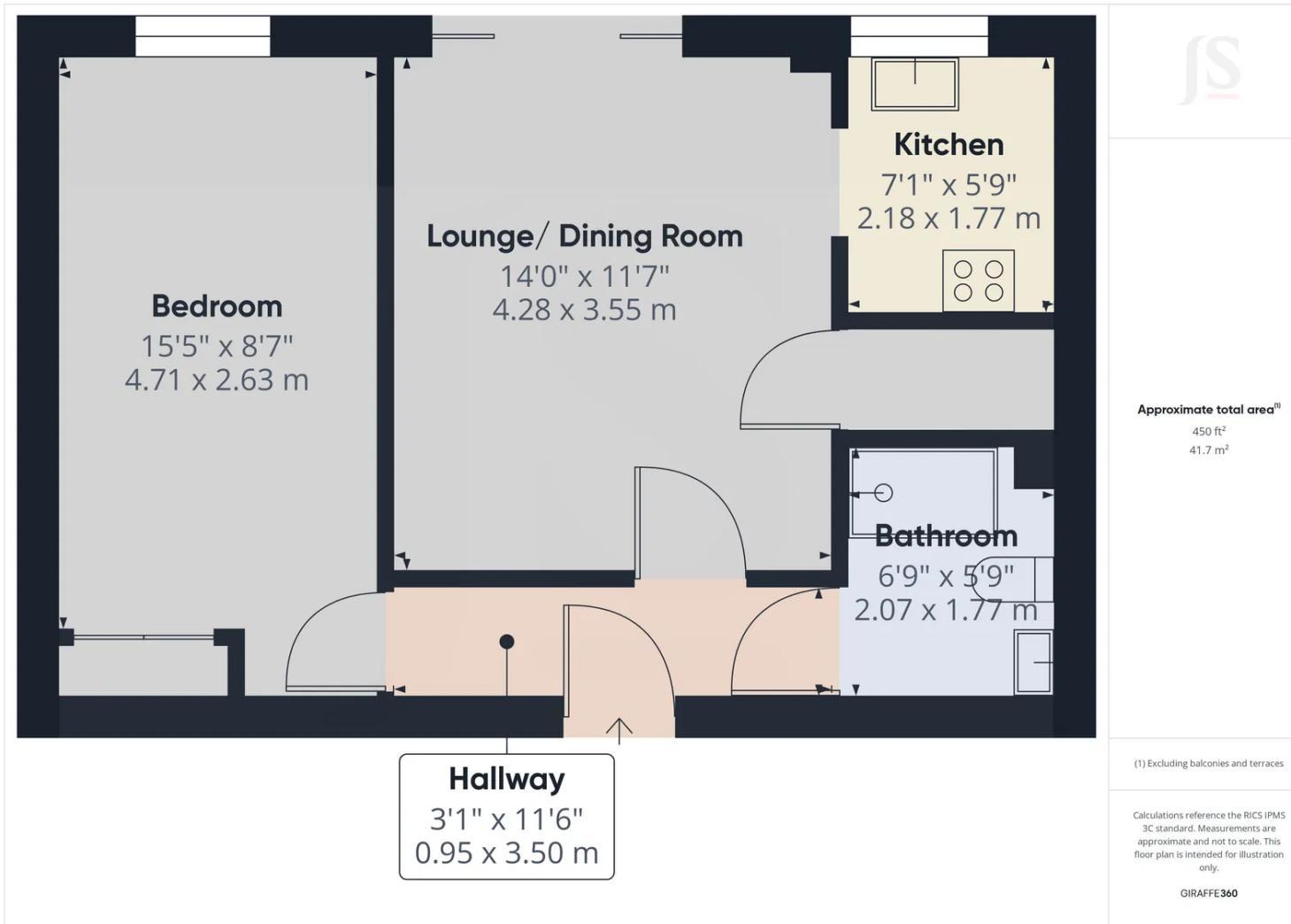
### **Tenure**

Lease: 140 year lease

Service Charge: £3600 per annum, including water rates and includes 24 hour Careline with personal fob & emergency pull cords in each room.

Ground Rent: £520 per annum





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 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 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.