



Chichester House, 1, The Waterfront, Goring-by-Sea, Worthing, BN12

Offers Over **£300,000**





Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: E

- First Floor Apartment
- Two Double Bedrooms
- Bathroom & En Suite Shower Room
- Lounge/ Dining Room
- Direct Sea Views
- Modern Fitted Kitchen
- South Facing Balcony
- Secure Underground Parking
- Well Kept Communal Grounds
- Chain Free

We are delighted to present this beautifully appointed chain free first-floor apartment, located within a highly sought after seafront development. The property boasts two well proportioned bedrooms, stylish modern kitchen, family bathroom and a private en suite shower room. Enjoy breathtaking, uninterrupted sea views from the comfort of your own south-facing balcony perfect for relaxing or entertaining. Additional features include secure underground parking and access to impeccably maintained communal gardens, offering both convenience and tranquillity.





INTERNAL

Accessed via a secure communal entrance with an entry phone system, this well-presented first-floor apartment is reached by both stairs and a lift. The front door opens into a welcoming entrance hall with airing cupboard and access to all rooms. The property offers two spacious bedrooms, including a primary bedroom with a built-in wardrobe, Juliette balcony, and a modern en suite shower room. The bright and airy lounge/dining room opens onto a south facing balcony, boasting uninterrupted sea views perfect for enjoying the coastal setting. A contemporary fitted kitchen features a range of wall and base units, along with high-quality integrated appliances. Additional benefits include underfloor heating throughout, double glazing, and access to beautifully maintained communal areas. The property offers oak flooring throughout.

EXTERNAL

The property features a south facing balcony boasting uninterrupted sea views, as well as picturesque vistas over the beautifully maintained communal gardens. It also benefits from a secure, allocated underground parking space.

SITUATED

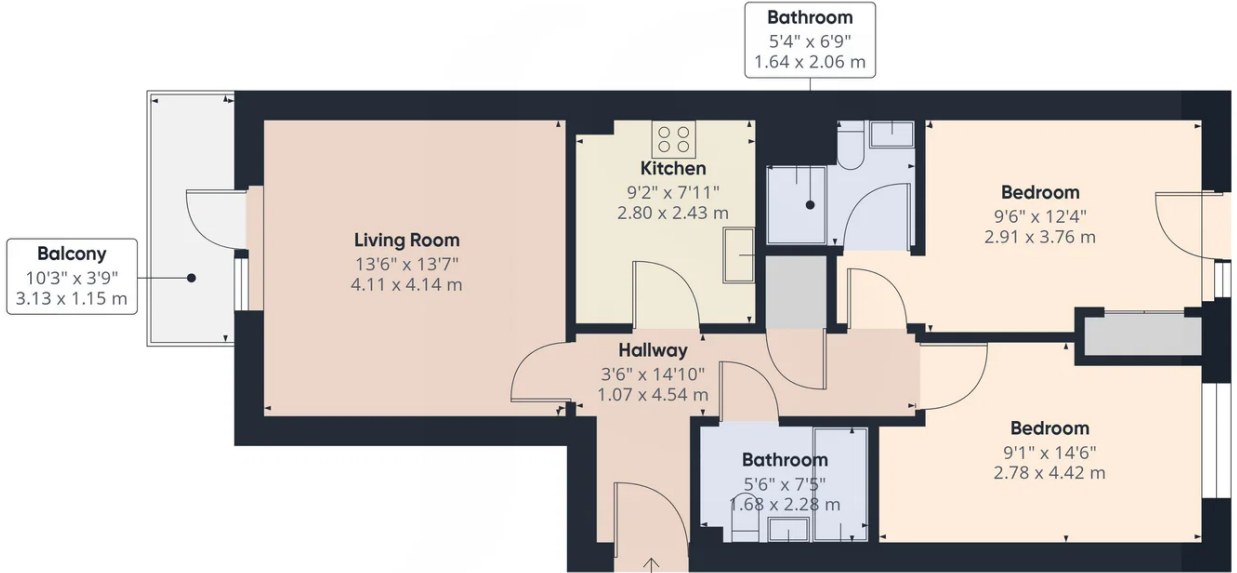
Just moments from the seafront, The Waterfront Development enjoys a prime position on Eirene Road. The development offers convenient on-site facilities including a medical centre and pharmacy. A wide range of local amenities can be found on Goring Road, just half a mile away. Worthing town centre is approximately one and a half miles from the development, providing an extensive selection of shops, restaurants, pubs, cinemas, theatres, and leisure facilities. Excellent transport links include nearby Durrington Station, about one mile away, West Worthing Railway station is only 1.3 miles away and regular local bus services run nearby.

Lease: 112 years remaining

Service Charge: £2600 per annum.

Ground Rent: £350 per annum





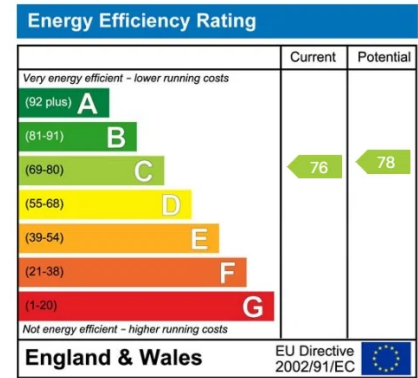
Approximate total area^m
681 ft²
63.2 m²

Balconies and terraces
39 ft²
3.6 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



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.