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C



Description

We are delighted to offer this beautifully presented purpose built Seafront Apartment being sold with no chain situated in Goring-by-Sea with great access to local facilities including, restaurants, bar's, bus and train services and walks along the beach to Worthing Town Centre with further comprehensive amenities and along Goring greensward, which is well known for kite surfing and water sports to Ferring.

The current owners have extended the lease with 202 years remaining and now has the benefit of £0 ground rent .

The apartment has a quality of finish that feels like new and the accommodation has a nice size living room with access to the 30' (10m) long west facing balcony with sea views and a wonderful entertaining area, two double bedrooms, with the master having an En-suite shower room/w.c. There is a further bathroom/w.c and a modern fitted kitchen with all the fitted appliances you would expect with a high standard. There is secured underground parking with a lift direct to the apartment floor and a video entryphone system, for added security. Internal Viewing of this property to appreciate its quality and stunning location is essential to be fully appreciated



Key Features

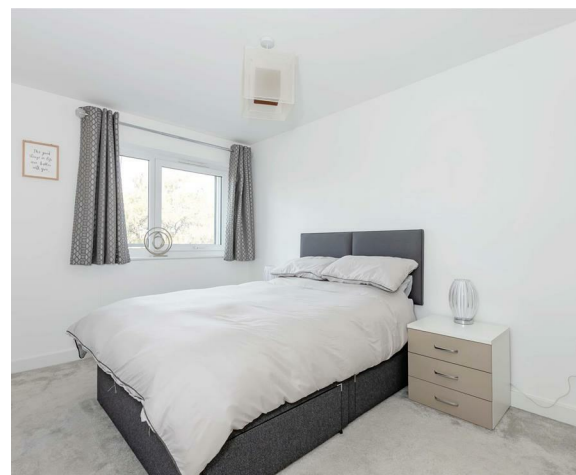
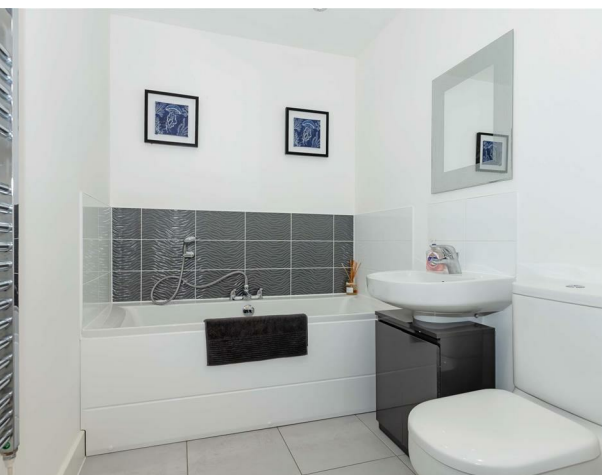
- Seafront Apartment
- 30' West Facing Balcony
- £0 Ground Rent
- 202 year remaining lease
- Council Tax - D
- No Chain
- Two Bath/Shower rooms
- EPC Rating - C
- Two Double Bedrooms
- Viewing Essential



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Communal Entrance Hall

Passenger lift from underground secured parking direct to the apartment floor and from outside there are steps up to the communal front door with a video security entryphone system to communal hallway, leading to the front door

Entrance Hall

wall mounted entryphone handset, smooth ceiling, large storage cupboard housing central heating boiler, control units for the underfloor heating

Living Room

3.97 x 3.97 (13'0" x 13'0")
smooth ceiling, wall mounted under floor heating controls. double glazed double doors to

West Facing Balcony

10.2 x 1.67 > 1.2 (33'5" x 5'5" > 3'11")
with sea views and a great entertaining and area to relax

Kitchen

3.38 x 2.42 (11'1" x 7'11")
measurements to include built in units with one and a half bowl, single drainer sink unit, range of units and drawers over and under the work top surfaces, tiled floor, under floor heating control, smooth ceiling with spotlights, range of built in appliances including, washing machine, dishwasher, microwave, fridge freezer, oven, hob and extractor fan

Bedroom One

5.18 x 3.18 (16'11" x 10'5")
measurements to include built in double wardrobes with hanging rail and shelf and also houses the electric circuit breaker fuse box, smooth ceiling, underfloor heating controls and double glazed door to balcony

En-Suite Shower Room/w.c

double shower cubicle, part tiled walls, wash hand basin with cupboard below, low level w.c, heated towel rail and underfloor heating, heated towel rail, electric shaver point and extractor fan, smooth ceiling

Bedroom Two

4.1 x 2.62 (13'5" x 8'7")
double glazed window, smooth ceiling and underfloor heating controls

Bathroom/w.c

panelled bath with mixer tap and shower attachment, heated towel rail, tiled floor and walls low level w.c, wash hand basin, smooth ceiling with spotlights, extractor fan

Outside

Underground Secure Parking

the property has an underground parking space which is accessed by electric security doors and has a passenger lift direct to the apartment floor

Communal Gardens

to the south side there is a communal seating area for the residents with security gates that lead directly onto the beach

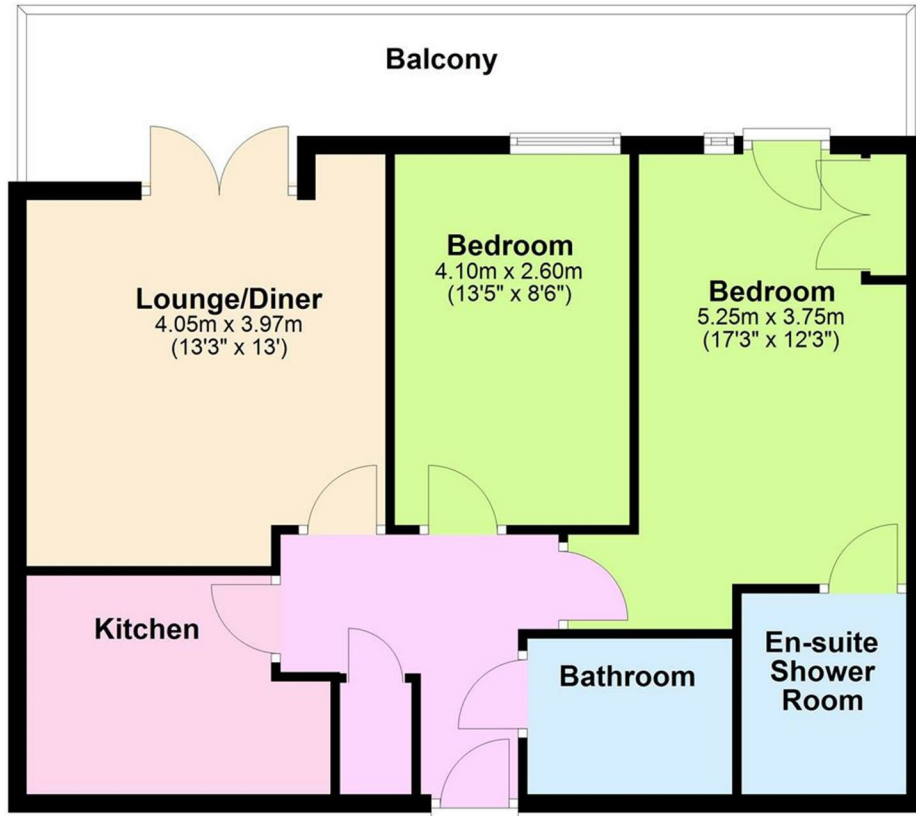
Service Charge

Ground Rent - £0
Ground Rent Review - N/a
Service Charge - £364 per annum
Maintenance - £1934 per annum
Service Charge Review - TBC

Floor Plan The Waterfront

Floor Plan

Approx. 67.2 sq. metres (723.6 sq. feet)
(excluding Balcony)



Total area: approx. 67.2 sq. metres (723.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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