



IAN WATKINS
Estate Agents

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Goring Road, Goring By Sea, Worthing, West Sussex, BN12 4PA

A FIRST FLOOR 2 BEDROOM FLAT WITH BALCONY AND GARAGE IN GORING BY SEA

- Two bedrooms
- 16' Lounge
- Double aspect kitchen
- South facing balcony
- Modern bathroom/WC
- Double glazed
- Gas heating
- Garage

£259,950 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom first floor flat in the favoured Goring-by-Sea area, close to local amenities and bus services. The accommodation features lounge, double aspect kitchen, bedroom one with a feature sun balcony, modern bathroom/WC. Outside there is attractive communal gardens at the front of the property and garage located at the rear of the property. Further features include double glazing and gas heating. Viewing recommended.

Accommodation in brief comprises:

COMMUNAL FRONT DOOR TO -

COMMUNAL ENTRANCE STAIRS RISING TO THE FIRST FLOOR LANDING

Front door to -

ENTRANCE HALL

With radiator, flat ceiling with spotlights, hatch to roof space, built-in storage cupboard with shelving and gas fired boiler supplying domestic hot water and central heating, further built-in cupboard with shelving.

LOUNGE - 4.88m x 2.97m (16' x 9' 9")

Double glazed bay window, radiator, flat ceiling.

DOUBLE ASPECT KITCHEN - 3.51m x 2.08m (11' 6" x 6' 10")

Excellent range of modern fitted units comprising inset 1 1/2 bowl stainless steel sink unit with cupboards under, worktop surface adjacent with cupboards under and eye level cupboards over, further worktop surface opposite with integrated fridge/freezer and integrated washing machine, fitted oven with 4-ring hob and stainless steel extractor over, part tiled walls, double glazed windows, flat ceiling with spotlights.

BEDROOM ONE - 4.72m x 2.74m (15' 6" x 9')

Double glazed window, double glazed door giving access to the feature South facing walled balcony, radiator, flat ceiling.

BEDROOM TWO - 3.35m x 2.82m (11' x 9' 3")

Double glazed bay window, radiator, flat ceiling.

BATHROOM/WC

Modern white suite comprising bath with fitted Mira electric shower unit, shower curtain and rail, wash hand basin with cupboards under, low level WC, heated towel rail, part tiled walls, frosted double glazed window, flat ceiling with spotlights.

OUTSIDE

ATTRACTIVE COMMUNAL GARDENS AT THE FRONT OF THE PROPERTY.

Mainly laid to lawn with flower, plant, shrub and hedge borders.



GARAGE LOCATED AT THE REAR OF THE PROPERTY

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.