

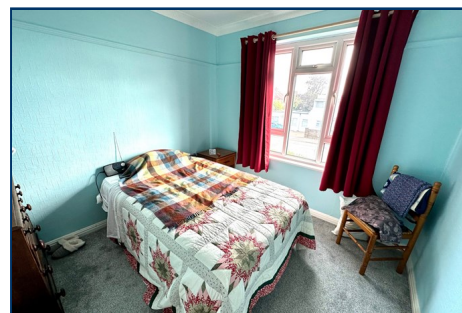
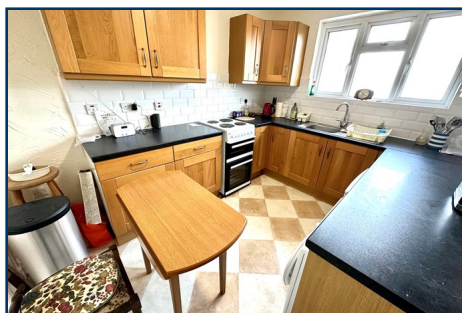


**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Goring Road, Goring By Sea, West Sussex, BN12 4PH

**A SPACIOUS 3 BEDROOM APARTMENT IN THE FAVOURED GORING BY SEA AREA**

- Three bedrooms
- Double aspect 23'3" lounge/dining room
- Modern fitted kitchen
- Bathroom/W.C
- Double glazing
- Gas central heating
- Off road parking
- Private courtyard

**£255,950 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this spacious three bedroom first floor flat in the favoured Goring-by-Sea area, close to buses routes, Durrington station and Goring Road shops. The accommodation features 23'3" lounge/dining room, modern fitted kitchen, bathroom/WC. Outside is a paved area giving good off road parking and private courtyard with storage shed. Other features include gas heating and double glazing, viewing is highly recommended.

Accommodation in brief comprises:

### ENTRANCE

Private front door to -

### ENTRANCE

Understairs storage cupboard, stairs leading to -

### FIRST FLOOR LANDING

Radiator, hatch to roof space with pull down ladder, airing cupboard with Ideal gas fired wall mounted boiler which supplies domestic hot water and central heating, coved and flat ceiling.

### LOUNGE/DINING ROOM - 7.09m x 3.45m (23' 3" x 11' 4")

This room is double aspect with double glazed windows, two double radiators, coved and flat ceiling, telephone point, serving hatch to kitchen.

### MODERN FITTED KITCHEN - 3.3m x 2.57m (10' 10" x 8' 5")

Excellent range of modern units comprising inset single drainer stainless steel sink unit with cupboards under, roll top work surface either side with cupboards and drawers under and eye level cupboards over, electric cooker point and space for cooker, space for tall fridge/freezer, space for washing machine and dishwasher, further roll top work surface with cupboards and drawers under and eye level cupboards over, part tiled walls, double glazed window, textured ceiling, serving hatch to the dining area.

### BEDROOM ONE - 4.14m x 3.28m (13' 7" x 10' 9")

Double aspect with double glazed windows, double radiator, coved and flat ceiling.

### BEDROOM TWO - 3.05m x 2.97m (10' x 9' 9")

Double glazed window, radiator, coved and textured ceiling.

### BEDROOM THREE - 3.15m x 2.13m (10' 4" x 7')

Double glazed window, built-in wardrobe, radiator, flat ceiling.

### BATHROOM/WC

White suite comprising bath with telephone style shower

attachment, fitted electric Triton shower with shower screen, low level WC, pedestal wash hand basin, part tiled walls, wall mounted electric heater, extractor, double glazed frosted window, coved and flat ceiling.

### OUTSIDE

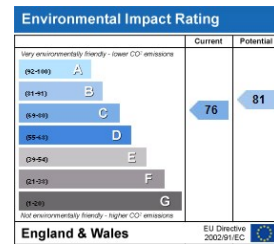
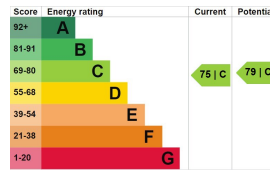
### FRONT

Front garden area is surrounded by hedge borders, patio area and shrubs

### PAVED AREA GIVING GOOD OFF ROAD PARKING SPACES.

### PRIVATE COURTYARD

With storage shed.



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.