



**RESIDENTIAL STUDIO
APARTMENT**

388 Sq Ft
(36 Sq M)

GUIDE PRICE: £150,000

Superbly Presented
Furnished Studio
Flat in Sought After
Goring-By-Sea For
Sale

- + Refurbished To An Extremely High Standard
- + To Be Sold Fully Furnished If Required
- + Suit First Time Buyer or Buy To Let Investor
- + Available By Way of New 125 Year Lease
- + Situated Behind a Neighbourhood Parade of Shops In Popular Goring Location
- + Less Than 800 Yards To Popular Greensward & Seafront
- + Viewing Highly Recommended



Location

The property is situated in the sought after area of Goring-By-Sea on the outskirts of Worthing close to the popular seafront and greensward. The property is located behind a neighbourhood shopping parade which serves the densely populated immediate local area and offers good transport links to the wider surrounds with easy access to the A259 trunk road. Nearby occupiers within the parade include a mix of independent retailers, office users and health/medical service providers. Other amenities locally include two junior schools and one senior school, public library and plenty of eateries and drinking establishments. Worthing is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) with the Town benefiting from several railway stations, the nearest being Goring-By-Sea located approx 1.3 miles from the subject property. The property is located just off the main bus route into the Town.

Description

Justice & Co are delighted to offer to the market for the first time this stunning furnished studio apartment. The apartment is accessed via its own UPVC front door at the rear of number 8 St Johns Parade and is presented in a superb condition having been completely refurbished within the last few years. Benefiting from laminate flooring throughout, pendant lighting, gas central heating and ample electrical points. The studio contains a stunning kitchen with inbuilt dishwasher and fridge, wall mounted microwave and space within the storage cupboard for a washer / dryer. The bathroom, although compact is excellently fitted with corner shower cubicle, separate WC and pedestal wash basin.

The studio can be sold fully furnished meaning a new owner can immediately enjoy their new home. This is seen as an ideal opportunity for a first time buyer or alternatively for a buy to let investor looking to obtain immediate rental income with no refurbishment costs.

Accommodation

Residential		
Studio	388	36
Total	388	36

A floor plan is available by visiting our website. Alternatively, please contact the selling agents who will be able to email you a copy.

Terms

The apartment will be sold with the benefit of a new 125 year lease. The property can be sold fully furnished or completely vacant. Further details available upon request..

Summary

- + **Guide Price** - £150,000
- + **VAT** – Not To Be Charged
- + **Ground Rent** - £125 Per Annum
- + **Legal Costs** – Each Party To Pay Their Own
- + **Council Tax** - TBC
- + **EPC** -

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

Isla Ford

01903 251 600 / 07508 326 804
isla@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk