

*It's all in the details...*



## 10 Mulberry Court

Goring Road, Goring-By-Sea, Worthing, West Sussex, BN12 4PF

£240,000

- Well presented ground floor apartment
- Close to local Goring Road shops
- 2 bedrooms
- Spacious southerly lounge/dining room
- Modern kitchen
- Refitted bathroom
- Southerly facing terrace
- Large communal grounds and gardens
- Internal viewing recommended

[www.staffordjohnson.co.uk](http://www.staffordjohnson.co.uk)

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### **Step Inside**

A communal front door leads to the communal entrance hall. A private front door leads to the entrance hall benefiting from THREE storage cupboards. The dual aspect living room has a radiator and double window and a door that leads to the your very own Southerly Facing terrace. To the rear of the property is a modern kitchen with a range of cupboards and drawers with fitted oven & hob and space provided for washing machine & fridge freezer. There is a door leading to a side access. Bedroom One is to the front of the property and is a spacious double room with double glazed window and a radiator. Bedroom Two is to the rear of the property and is currently arranged as an office and has a built in wardrobe. The bathroom has part tiled walls and a white suite comprising of a panel enclosed bath with shower over, wash hand basin & WC.

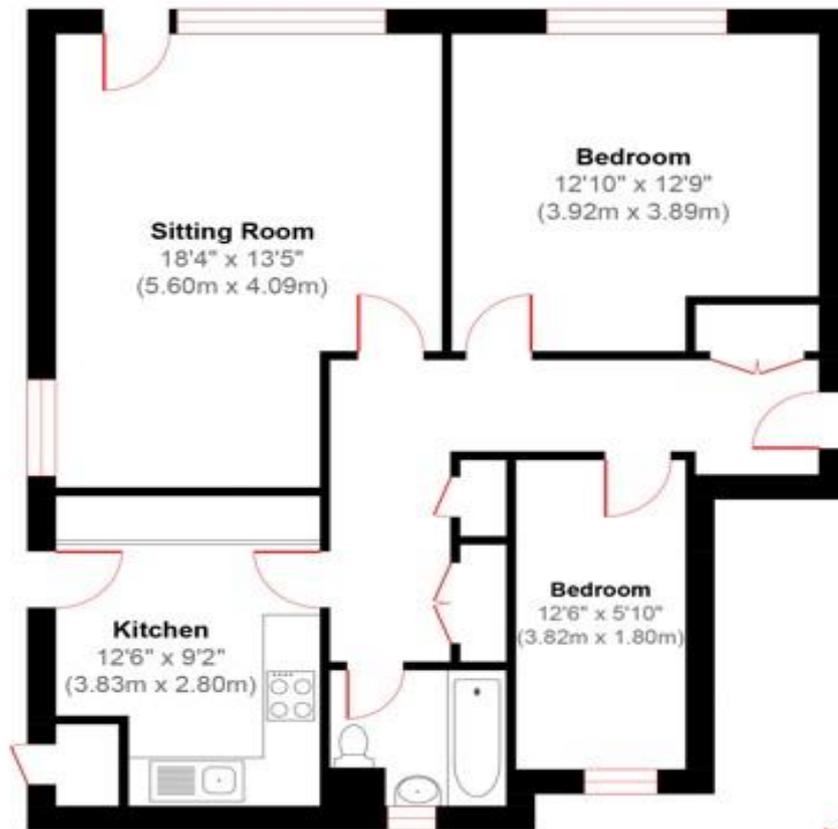
### **Step Outside**

Outside there are well maintained communal gardens both front and rear with a private South facing patio. To the rear is a communal area with washing lines. The property also benefits from two brick built storage cupboards.

### **In your local area**

Perfectly placed within a very short stroll of a Sainsbury`s Local, popular cafes and independent local shops, Mulberry Court offers is conveniently located for easy access to the A259 and is only a mile from Goring-by-Sea mainline station. Nearby schools include Kamelia Kids Day Nursery and Beach School, West Park CE Primary School, West Park After School Club and Goring C of E Primary School.





Ground Floor  
 Approximate Floor Area  
 875.10 sq ft  
 (81.30 sq m)



## GORING ROAD

Approx. Gross Internal Floor Area = 875.10 sq. ft / 81.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Additional Information

**Tenure:** Leasehold

**Council Tax:** Adur & Worthing Band C

**Lease:** Approximately 123 years remaining

**Current Ground Rent:** £100 Yearly

**Current Service Charge:** £1,400 Yearly

#### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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