

It's all in the details...



7a Mulberry Close

Goring-By-Sea, Goring-By-Sea, West Sussex, BN12 4QX

£225,000

- Excellent 2 bedroom first floor flat
- Own private street entrance
- Impeccably landscaped private west facing garden
- Exemplary contemporary interior
- Large stylish lounge/dining room
- Fully fitted kitchen with access to the garden
- Generously sized modern bathroom
- Central hallway that gives a great feeling of space
- Move-in ready
- Cul de sac location within easy reach of the A259, mainline station and local shops

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Step Inside

Located in a popular cul de sac perfectly placed for the mainline station, A259 and local shops, this first floor flat is a contemporary modern day property. Benefiting from a private street entrance and landscaped west facing garden, it offers an enviable work/life balance.

Inside, a light filled layout pairs a refined grey and white colour scheme with plush carpeting to instantly give a cohesive interior design theme. An impressive central hallway with a sleek black slimline radiator produces a notable feeling of style and space and leads the way into a tremendous reception room. The cleverly arranged proportions create delineated space for seating and dining, giving ample chance for you to relax and spend time with family and friends, while a tall column radiator adds a notable yet subtle finishing touch.

Across the hallway an excellent kitchen has leafy views and is fully fitted with tastefully chosen traditional cabinets. The L-shaped layout generates a great measure of workspace and storage as well as space for a full range of freestanding appliances, and a side door opens onto metal steps that take you down onto the patio of your own private garden.

The impeccable presentation continues in two generously sized bedrooms that supply plenty of versatility for a growing family, working from home or anyone longing for a guest bedroom. A wonderful main bedroom has smart fitted wardrobes, while an admirably sized second bedroom is currently a fantastic home office/study. Together they share a brilliantly light and bright bathroom with a modern suite that includes a full size bath and a heated towel radiator.

Step Outside

With clipped Box balls framing the path to the private entrance and an easy to maintain small lawn to the side, this first floor flat instantly generates an inviting first impression. To the rear, a landscaped west facing garden perfectly complements the contemporary interior of the flat itself, being equally suited for al fresco entertaining or relaxing summer afternoons.

Bordered by high fencing that lends a cherished feeling of privacy, its paved patio is perfectly suited for drinks or meals with family and friends. A row of tall evergreen conifers sit within a raised bed of slate shingle and an established lawn extends down to a second seating area where a timber shed provides handy storage for bikes, barbeques and garden furniture.

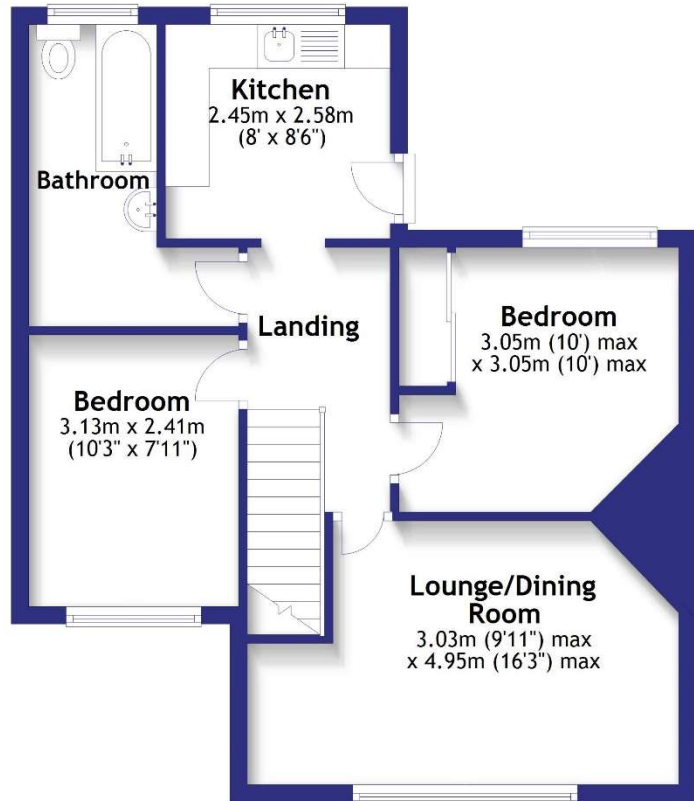
In your local area

Offering easy access to the A259, Mulberry Close is merely a 0.6mile stroll to Goring-by-Sea mainline station and less than half a mile from the independent shops and restaurants of Aldsworth Avenue. The thriving high street of Goring is within easy reach and for the beach and seafront all you need to do is follow Mulberry Lane and Sea Lane right down to the open spaces of the Greensward. Nearby Ferring with its village feel offers further choice of amenities and central Worthing has a wealth of independent and high street shops, bars, restaurants and supermarkets such as Waitrose, Morrisons and Marks & Spencer. Local schools include The Marriotts Nursery School, Goring C of E Primary School, St Oscar Romero Catholic School and Northbrook College.



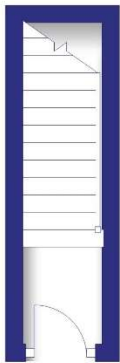
First Floor

Approx. 51.5 sq. metres (554.5 sq. feet)



Ground Floor

Approx. 3.4 sq. metres (36.1 sq. feet)



Total area: approx. 54.9 sq. metres (590.6 sq. feet)

Additional Information

Tenure: Leasehold

Council Tax: Adur & Worthing Band A

Lease: Approximately 926 years remaining

Current Ground Rent: £2.50 Half Yearly

Maintenance: There is no set annual service charge. Leaseholders are responsible for their own internal and external maintenance costs (including windows, external doors, rendering, pointing, gutters, flat roofs, damp proof course etc.). Costs for work to the communal areas (pathways, main tiled roof etc.) are shared between leaseholders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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