

It's all in the details...



Flat 3 Southdown House

185 Goring Road, Worthing, West Sussex, BN12 4PA

£220,000

- Chain free
- Impressive ground floor flat
- Private garage and communal gardens
- Stylish modern interior
- Excellent large lounge/diner with south facing bay windows
- Modern fully fitted kitchen with integrated appliances and breakfast bar
- Notably sized double bedroom
- Deluxe contemporary bathroom
- Easy access to local shops, station and beach
- Visitor off-road parking

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
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Chain free ground floor flat with a garage merely half a mile from the beach and near to local shops. Excellent modern layout includes a large south-facing lounge/diner, fully fitted contemporary kitchen and luxury bathroom.

Step Inside

Impeccably presented ready for you to simply move in and unpack, this excellent ground floor flat is chain free and impressively proportioned throughout. Set within a prized purpose built complex, it looks out over the greenery of notably kept communal gardens and comes with the added benefit of a private garage.

With a tastefully chosen warm neutral colour scheme an easy flowing layout unfolds from a central entrance hall that instantly offers a great sense of space. Bathed in light from south facing bay windows a wonderfully sized double aspect lounge/diner stretches out over an enviable 20ft 3` providing a fantastic amount of versatile space in which to relax, dine and unwind. With soft plush grey carpeting and feature wall lights, its more than generous dimensions open into an adjoining modern kitchen fully fitted with white gloss cabinets. A wrap-around design creates a wealth of storage and workspace that's both stylish and functional. A feature tiled splashback demonstrates an attention to detail and the contrasting black countertops extend to form a broad breakfast bar that's equally ideal for a morning coffee or somewhere to sit and catch up with the day's events over a glass of wine. Integrated appliances include a Zanussi oven, hob and extractor fan and the considered layout also has dedicated spots for a freestanding washing machine and fridge freezer.

The south facing aspect and lovely degree of natural light continues across the hall in an attractive double bedroom that can easily accommodate a series of wardrobes and storage. Impeccably styled and presented, the deluxe bathroom adds a sophisticated finishing touch. Arranged in a refined tile setting with an accent alcove of split faced stone mosaics, its well-chosen suite includes an inset bathtub with an overhead shower and folding screen. A duo of hallway cupboards provides handy additional storage.

Outside the considerable communal gardens reach around the complex with well-maintained lawns peppered and bordered with mature shrubs, leafy trees and conifers. Visitor parking spaces are located to the front, while your own private garage is situated in a block to the rear.

In your local area

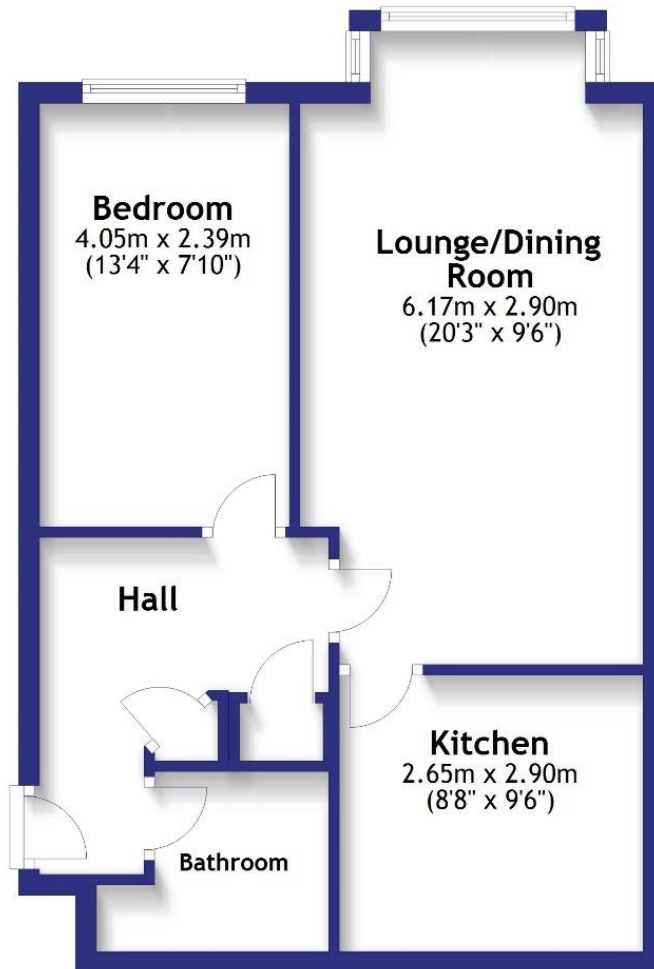
Sitting back from the southern side of Goring Road within a 0.2mile stroll from a wide array of shops, cafes and local supermarkets, Southdown House is well-placed to offer easy access to central Worthing and Goring-by-Sea mainline train station. Neighbouring Alinora Avenue takes you directly down to the Greensward and beach in circa 0.5miles where you'll find the ever popular Sea Lane beachfront cafe, sales of fresh fish and coastal walks. The train station has frequent direct services to mainline stations such as London Victoria, Gatwick, Brighton, Littlehampton, Southampton and Worthing.

Nearby Ferring village has a further choice of shops, cafes and restaurants and the A259 leads into the centre of Worthing with its bustling high street and supermarkets such as Waitrose and Marks & Spencer.



Ground Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



Total area: approx. 48.1 sq. metres (517.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Additional Information

Tenure: Leasehold

Council Tax: Adur & Worthing Band B

Lease: Approximately -113 years remaining

Current Service Charge including Ground Rent: £1,643.50

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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