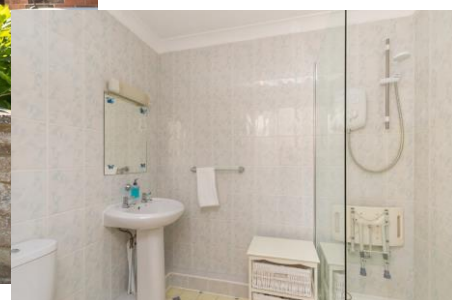


It's all in the details...



Flat 9 Oakland Court,

Goring Street, Goring by Sea, Worthing, West Sussex, BN12 5AR

£115,000

- Chain free ground floor apartment
- Contemporary retirement complex for the over 60's
- Excellently presented throughout
- Large living/dining room opening onto a patio within the communal gardens
- Resident's off-road parking
- Stylish modern fully fitted kitchen with integrated appliances
- Double bedroom with recessed fitted wardrobes
- Modern shower room
- Impeccable communal gardens
- Careline alarm system and secure entry system

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
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Excellent chain free ground floor apartment in a favoured retirement complex for the over 60`s. Tastefully presented and opening onto a patio within superbly maintained communal gardens. Off-road parking and Careline alarm service.

Step Inside

Set back from a leafy tree-lined road within easy reach of a mainline station, local shops and an historic Inn dating back to the 1600s, this chain free retirement flat sits on the ground floor of a popular modern development for the over 60`s.

Oakland Court sits encompassed by the greenery of its beautifully tended communal gardens with residents benefiting from a secure entry system, careline alarm and off-road parking.

Tastefully presented throughout with soft subtle colours and plush carpeting the light filled rooms of this impressive property generate a supremely calm and peaceful feel. A central hallway instantly gives a notable sense of space and supplies handy storage with a broad recessed cupboard that keeps coats, bags and shoes hidden out of sight.

Beautifully light and bright, a notably large living/dining room with an accent wall has ample space in which to relax and unwind. An elegant fireplace adds a homely focal point and a glazed door makes it easy to step out onto a paved patio within the communal gardens for al fresco drinks, dining or afternoon siestas. The generous dimensions of the room extend through an archway into a kitchen fully fitted with sleek modern cabinets and matching countertops. A first class array of integrated appliances an eye-level Neff oven, Zanussi electric hob with stainless steel Zanussi cooker hood over and an Electrolux microwave. Stylish dove grey metro tiles add a dash of contemporary colour and there`s additional under-counter space for a freestanding fridge and slimline dishwasher.

The lovely measure of sunlight continues in an impeccable double bedroom with recessed fitted wardrobes, while a large modern shower room with a broad glass framed walk-in shower completes the layout.

Outside

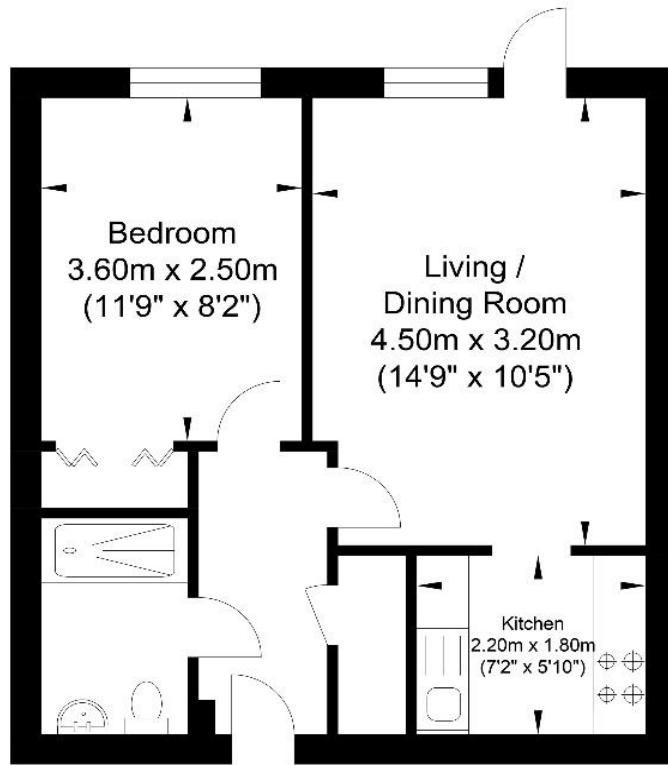
The considerable lawns of the communal gardens are peppered with low level feature trees and offer an attractive outlook to this ground floor apartment. High raised walled borders of tall trees and hedging wrap-around giving plenty of privacy from the world outside and an evergreen backdrop. The patio outside the living/dining room is ideally placed for you to sit in the sun a good book, the weekend papers or an afternoon coffee. Residents also have the convenience of non allocated off-road parking at the front of the complex. The residents also benefit from a Laundry Room providing washing machines and dryers.

In your local area

Sitting on the corner of Goring Street & Goring way, Oakland Court is only moments from the green open spaces of Goring Recreation Ground and just a stroll from a popular local pub dating back to the 1600`s. Goring-By-Sea mainline train station is approximately only 350 yards away and regular bus routes travel along Goring Way into the centre of Worthing. A parade of independent shops and amenities are just a short walk on Aldsworth Avenue and both the beach and A259 are easily accessible.

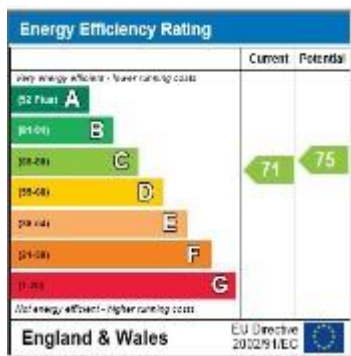


Goring Street, Goring-by-Sea



Approximate Floor Area
399.55 sq ft
(37.12 sq m)

Approximate Gross Internal Area = 37.12 sq m / 399.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Additional Information

Tenure: Leasehold

Council Tax: Adur & Worthing Band C

Lease: Approximately 88 years remaining

Current Ground Rent: £63 Quarter Yearly

Current Service Charge: £613 Quarter 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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