



MATTHEW ANTHONY

Incorporating Stafford Johnson



41 Chatsmore Crescent

Goring-By-Sea, West Sussex, BN12 5AA

Offers Over £225,000

- Chain Free 2 double bedroom ground floor flat
- Freehold
- In need of redecoration
- Private Garage
- Direct access to communal gardens
- Private entrance porch
- Spacious living room with lovely wide windows
- Modern kitchen opening onto the communal gardens
- Equally ideal as a full time home or Buy to Let
- Easy access to local schools, mainline stations and town centre

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325 – 329 Goring Road, Goring-By-Sea, BN12 4NX

Step Inside

Offering a lovely sense of space, this freehold flat is ready to be refreshed and updated. With just a little TLC it has the potential to be styled and updated to perfectly reflect your own tastes and needs. A garage provides the convenience of secure off-road parking, an entrance porch generates a prized level of privacy and direct access to the communal gardens adds a great finishing touch.

Step in from the attractive glazed entrance porch and you'll find a superbly free flowing layout unfolding from a more than generous central hall. A duo of deep cupboards supplies handy storage that helps to keep things streamlined and clutter-free while all around you beautifully light rooms give a notable feeling of space.

Enviably sized with ample chance to create delineated seating and dining zones, a spacious living room is in need of redecoration. A modern wall-hung fireplace adds a classic focal point, brilliantly broad westerly aspect windows allow sunlight to filter in and the excellent proportions could easily accommodate a play or desk/study area if needed.

Explore further and you'll find that the layout continues into an adjoining kitchen lending a sociable feel equally perfect for day to day life or spending time with friends and family. Modern timber toned cabinets topped with matt black countertops provide an excellent storage and workspace. They extend along a wide galley layout to a fully glazed door and tall window that look out onto mature trees and make it simple to step directly out into the communal gardens. Tranquil and inviting, it's good to note that the leafy trees provide plenty of natural screening and seclusion.

With garden views of their own, two double bedrooms each have fitted wardrobes and together they share a family shower room that with a little updating could become a deluxe contemporary space.

Step Outside

Bordered by high hedgerows, the lawns of the communal gardens generate a haven to relax and unwind in. The flat's direct access means that there's every opportunity for life to filter in and out of the sunshine for a morning coffee, an afternoon siesta or al fresco drinks and meals.

This ground floor flat benefits from a private garage situated in a compound just around the corner.

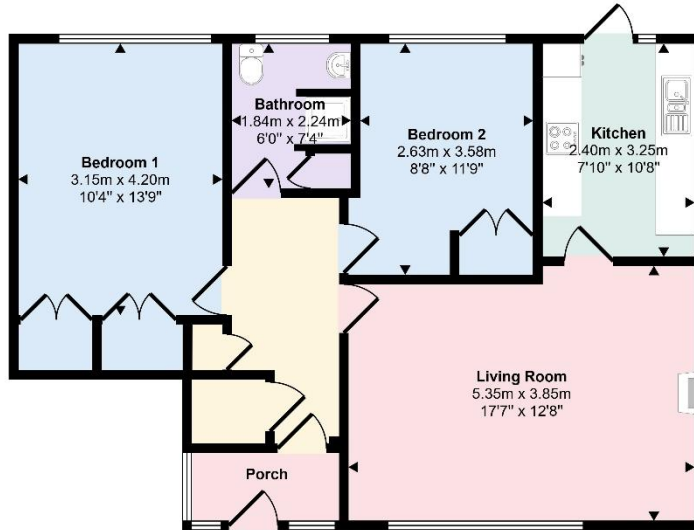
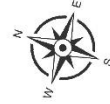
In Your Local Area

Situated within a favoured crescent, this chain free flat is merely a short stroll from Goring-by-Sea mainline train station where you have access to frequent direct services to London Victoria, Gatwick, Brighton, Littlehampton, Southampton and Worthing.

Close to home Goring Road and Aldsworth Avenue have a selection of local amenities, while nearby Ferring has a village green with a further choice of shops, cafes and restaurants. The A259 leads into the centre of Worthing with its bustling independent and high street shops, and Titnore Lane travels up to the A27. Highly regarded local schools include Goring C of E Primary School, St Oscar Romero Catholic School and Northbrook College.



Approx Gross Internal Area
70 sq m / 758 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax: Adur & Worthing Band B

Tenure: Freehold

Service Charge: £650 annually

Buildings Insurance: Included within the service charge.

Flood Risk

Rivers and the sea: very low

Surface water: very low

Notice

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. In line with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers are legally required to complete an online identity verification. The cost of this check is **£24.50 (inc. VAT)** per person.

Matthew Anthony Ltd T/A Matthew Anthony incorporating Stafford Johnson
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Redress scheme provided by: The Property Ombudsman (T03434)
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