



## **\*\*MODERN GROUND FLOOR FLAT\*\*** Goring Road, Goring-By-Sea, Worthing Offers In Excess Of £215,000

Aspire Residential are delighted to bring to the market this modern ground floor flat with a garage. This property has been modernised in recent years and internally offers a social layout. Locally you will find popular shops, restaurants and transport links. Benefits include a long lease, gas central heating & popular amenities.



Council Tax Band:

- Ground floor apartment
- Modern accommodation
- Maintenance - £1650
- Gas central heating
- Short walk to the seafront


- Garage
- Lease - 113 years approx.
- Local shops & transport links
- Visitors Parking
- Ability to create a study



Goring-by-Sea, a coastal suburb of Worthing, England, harmoniously combines seaside tranquillity and modern living. Nestled between the South Downs National Park and the English Channel, the area offers stunning views of the countryside and coastline. Characterised by tree-lined streets, diverse housing options, and easy beach access, Goring-by-Sea provides a peaceful retreat with well-regarded schools, shopping, and dining. Active community events and a strong neighbourhood spirit contribute to the area's charm, making Goring-by-Sea an idyllic destination that seamlessly blends the beauty of nature with suburban convenience.

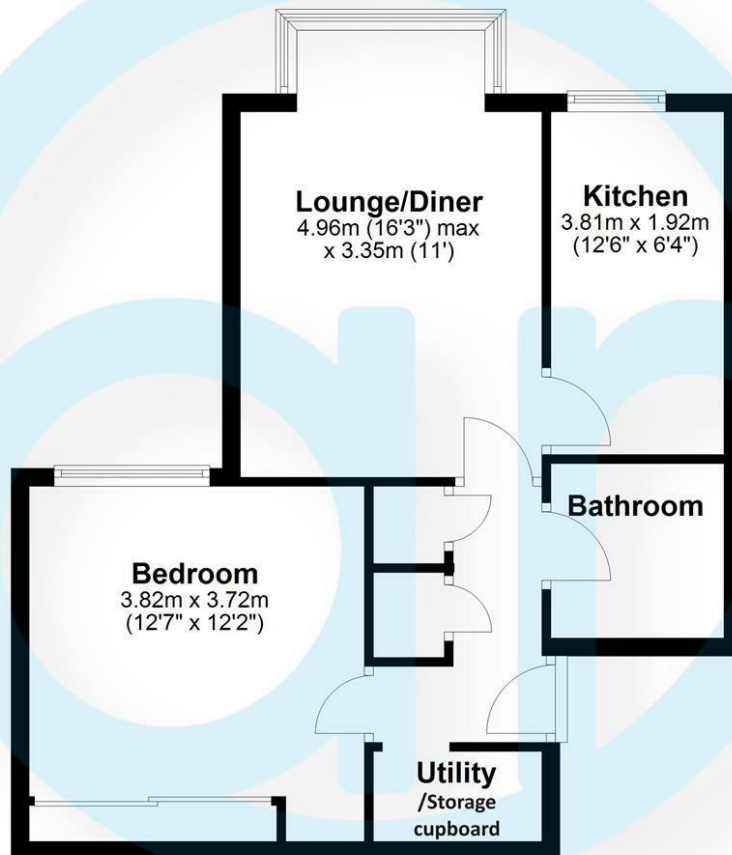


EPC Rating:

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>		
(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 	

## Floor Plan

Approx. 50.0 sq. metres (537.8 sq. feet)



Total area: approx. 50.0 sq. metres (537.8 sq. feet)

### Aspire Residential | Goring-by-Sea

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