



## Strand Parade, Goring-By-Sea, BN12 6FQ

Offers Over £165,000

We are delighted to offer this beautifully presented second-floor apartment, located within a well-maintained residential development in the popular area of Goring-by-Sea.

The property features a spacious double bedroom, a bright and airy dual-aspect open-plan living/dining room with views of the South Downs, a sleek modern kitchen, and a contemporary shower room.

Additional benefits include an allocated parking space, a long lease, and a convenient location within walking distance of local shops and excellent transport links.

Ideal for first-time buyers, downsizers, or investors – early viewing is recommended.

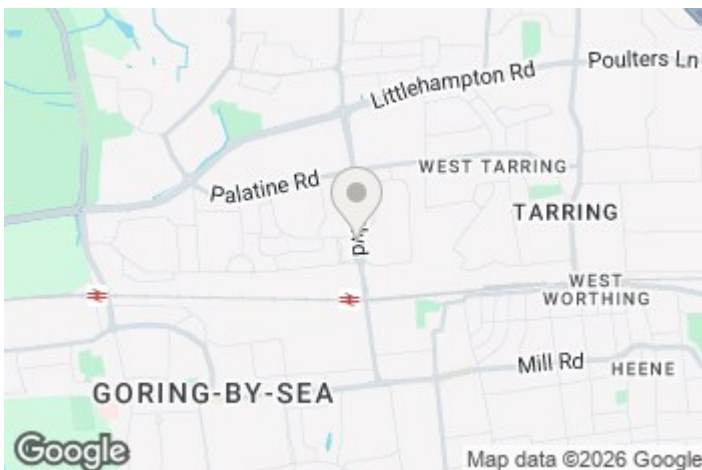
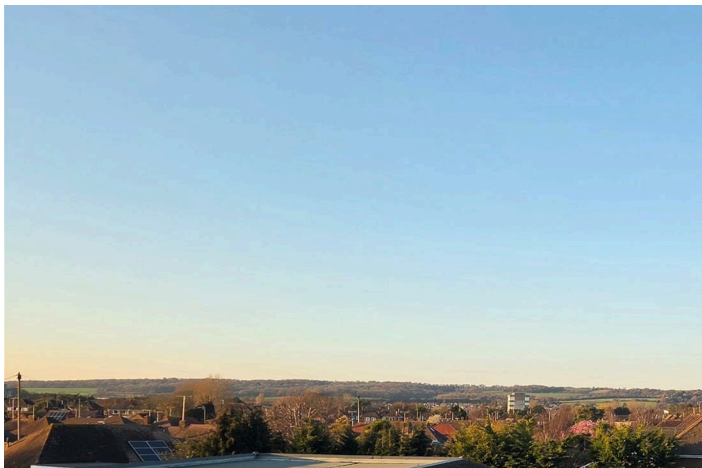
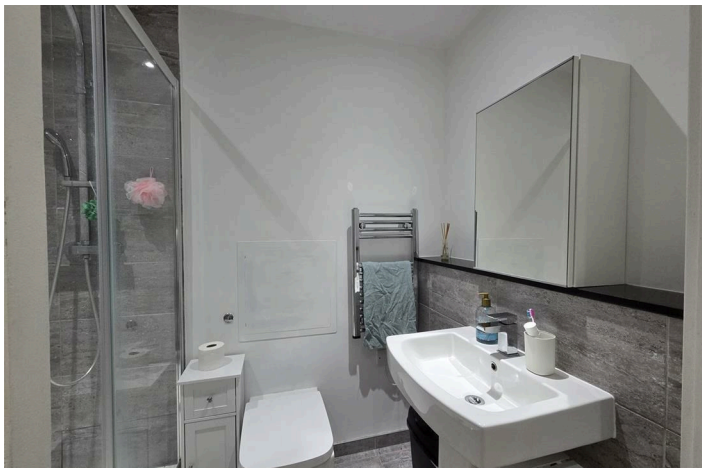


Council Tax Band: A

- Second floor apartment with views of the South Downs
- Allocated parking
- Maintenance - £1791 p/a approx with ground rent at £160 p/a
- Internal lift
- EPC - C
- Modern furnishings and fittings
- Long lease term - 117 years approx.
- Council tax band A
- Dual aspect light
- Social layout



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:

C

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>	70	70
(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. 34.5 sq. metres (371.8 sq. feet)



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