



Goring Street, Goring-by-Sea, BN12 5AB

Asking Price £169,950

Ideally located in Goring-by-Sea, this well-presented one-bedroom ground floor flat offers convenient, low-maintenance living within easy reach of the mainline railway station, local shops and everyday amenities. Benefiting from its own private front door, the accommodation includes a spacious 14ft lounge/dining room with a west-facing window, a generous double bedroom, modern fitted kitchen and contemporary bathroom.

The layout also provides useful built-in storage, helping maximise the space for day-to-day living. Outside, residents can enjoy attractive communal gardens, laid mainly to lawn with established borders, together with allocated parking.

This appealing flat would suit first-time buyers, downsizers, commuters or those seeking a well-located investment opportunity in this popular coastal area of Worthing. Further benefits include double glazing and the remainder of a 999-year lease, offering excellent long-term peace of mind. Viewing is highly recommended to appreciate the location, space and convenience on offer.



Council Tax Band: A

- Well-presented ground floor apartment
- Spacious 14ft lounge/dining room
- Modern fitted kitchen and bathroom
- Attractive communal gardens for residents
- Close to Goring mainline station

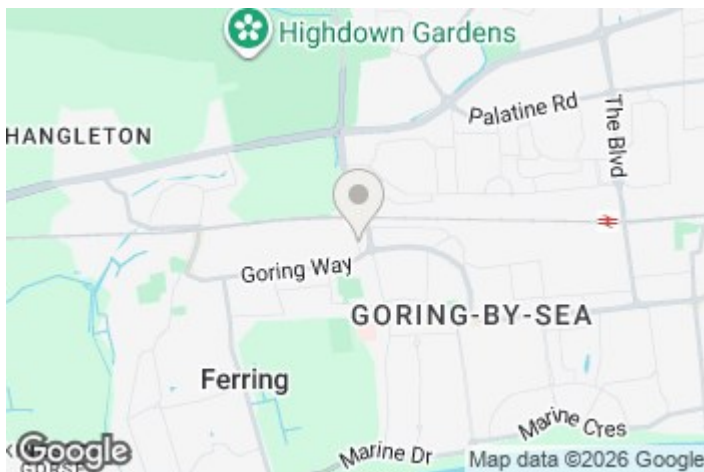
- Private front door and entrance
- Generous double bedroom with storage
- West-facing lounge window for afternoon light
- Allocated parking space included
- Remainder of 999-year lease



Goring-by-Sea is a highly regarded coastal suburb of Worthing, popular for its relaxed atmosphere, excellent amenities and convenient transport links. The area combines easy access to the seafront and beach with a well-established local shopping parade, cafés, restaurants and everyday services.


Goring-by-Sea railway station provides direct links along the south coast and towards London, making the area particularly appealing for commuters, first-time buyers and those looking to enjoy a coastal lifestyle without sacrificing convenience. Worthing town centre is also within easy reach, offering a wider choice of shops, leisure facilities, theatres, restaurants and the popular promenade.

Residents can enjoy nearby green spaces, coastal walks and access towards the South Downs National Park, while local bus routes provide straightforward connections across Worthing and surrounding areas. With its blend of seaside living, community feel and practical day-to-day convenience, Goring-by-Sea remains a consistently sought-after place to live.



EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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