



Limbrick Lane, Goring-By-Sea, BN12 6AE

Asking Price £179,950

Aspire Residential are delighted to bring to the market this spacious one bedroom, top floor flat in Goring By Sea. This property has recently been redecorated and comprises; entrance hallway with storage, shower room, double bedroom, lounge and a kitchen. Locally you will find mainline train stations, shops and leisure facilities.



Council Tax Band: A

- Top floor flat
- Long lease term - 107 years
- Local transport links
- Ground rent - £10 p/a
- Gas central heating

- Recently redecorated
- Communal garden
- Maintenance - £600 p/a
- Parade of shops within walking distance
- EPC- D



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.



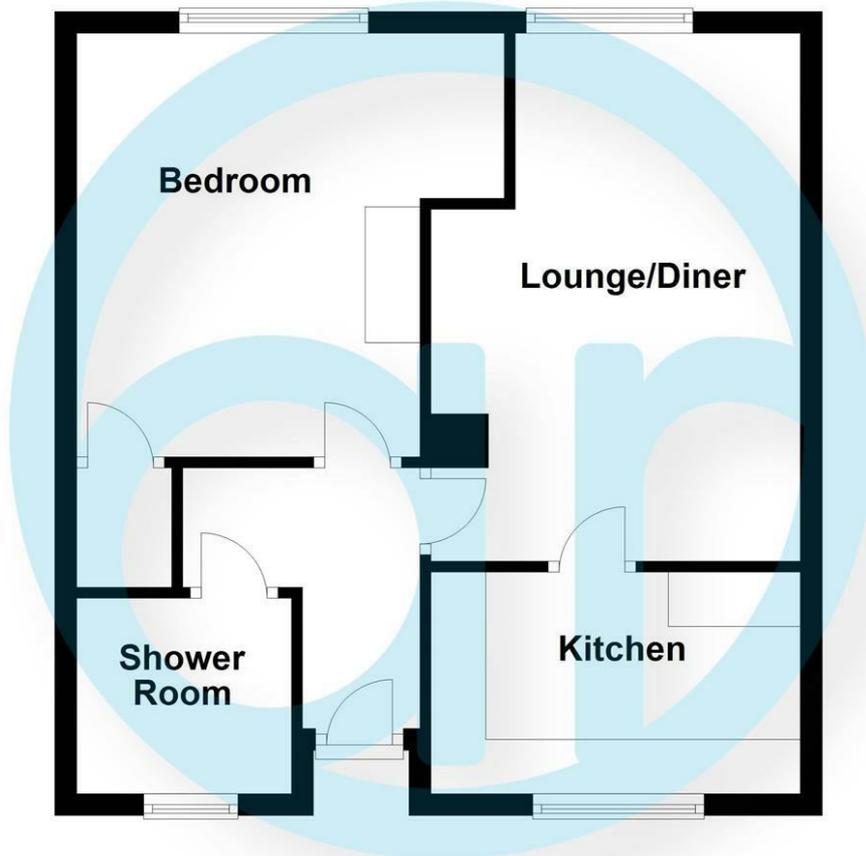
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan

Approx. 45.4 sq. metres (489.0 sq. feet)



Total area: approx. 45.4 sq. metres (489.0 sq. feet)

Aspire Residential | Goring-by-Sea

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