

24 SUNNINGDALE COURT, JUPPS LANE, GORING BY SEA, BN12 4TU  
£200,000



— *Mark* —  
**OLIVER**

FERRING  
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— *Sales and Lettings* —

— *Mark* —  
**OLIVER**

2 Ocean Parade, Ferring, West Sussex, BN12 5QQ

## 24 Sunningdale Court, Jupps Lane, Worthing, BN12 4TU

Mark Oliver Estate Agency and delighted to offer a superb second floor bright and spacious flat in this sought after development set within attractive and well maintained communal grounds in Goring By Sea. Within a short walk of Goring mainline station and shops at the Mulberry and Aldswoth parade. The flat features a lovely south aspect living room with a south aspect balcony. Fitted kitchen, 2 good sized bedrooms, bathroom and separate wc. Viewing is highly recommended. CHAIN FREE.



## ENTRANCE HALL

Front door to a spacious entrance hall. Electric storage heater. Built in airing cupboard that also houses the lagged hot water tank. Built in cloaks cupboard. Laminate flooring.

## LIVING ROOM

*15'4" x 11'11" (4.68 x 3.65)*

A lovely bright south aspect living room with upvc double glazed windows and door to the balcony. Electric storage heater. Glazed to the hall.



## SOUTH ASPECT BALCONY

Featuring wonderful south facing views of the surrounding area.



## FITTED KITCHEN

*8'0" x 9'5" (2.44 x 2.88)*

A fitted kitchen with units comprising a stainless steel sink unit with mixer tap. Working surfaces with cupboards and drawers under. Wall Cupboards. Integrated hob, oven and extractor. Integrated Indesit dish washer. Laminate flooring. Upvc double glazed window. Plumbing for washing machine. Part tiled walls. Laminate flooring.



## VIEW FROM KITCHEN

Views of the surrounding area.



## BEDROOM 1

*12'11" x 11'11" (3.94 x 3.65)*

A good sized double bedroom featuring a good range of fitted wardrobes, cupboard and drawers. Built in cupboards. Upvc double glazed window.



## BEDROOM 2

12'8" x 6'6" (3.88 x 2)

Another good sized bedroom. Electric storage heater. Upvc double glazed window.



## SEPARATE WC

WC. Laminate flooring. Upvc double glazed window.



## BATHROOM

Tiled walls. Panelled bath. Fitted Mira shower with curtain and rail. Wash hand basin and vanity cupboard. Electric heated towel rail. Cabinet. Laminate flooring. Upvc double glazed window.



## SUNNINGDALE COURT GARDENS

## LEASE AND MAINTENANCE

Information proved by the seller says the lease is 189 years from 25.12.62.

Maintenance information by the seller shows the half yearly maintenance charge from 31.03.26 - 01.08.26 at £983.00

### **COUNCIL TAX BAND B**

### **GARAGE OPTION**

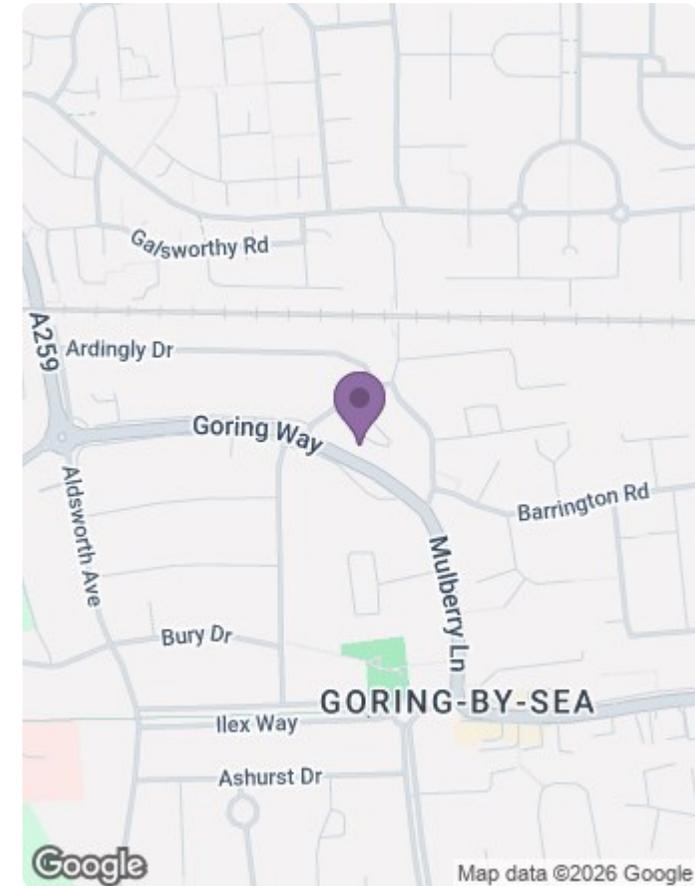
A garage is not included, however a garage maybe available to purchase by separate negotiation. Ask for details.







Total area: approx. 62.2 sq. metres (669.5 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. If you are local to us and have a property to sell we would be delighted to provide you with a free market appraisal and market valuation carried out personally by Mark Oliver. Please contact our office for an appointment at a time to suit you. In regard to leasehold properties we strongly advise buyers to check the length of leases prior to proceeding.