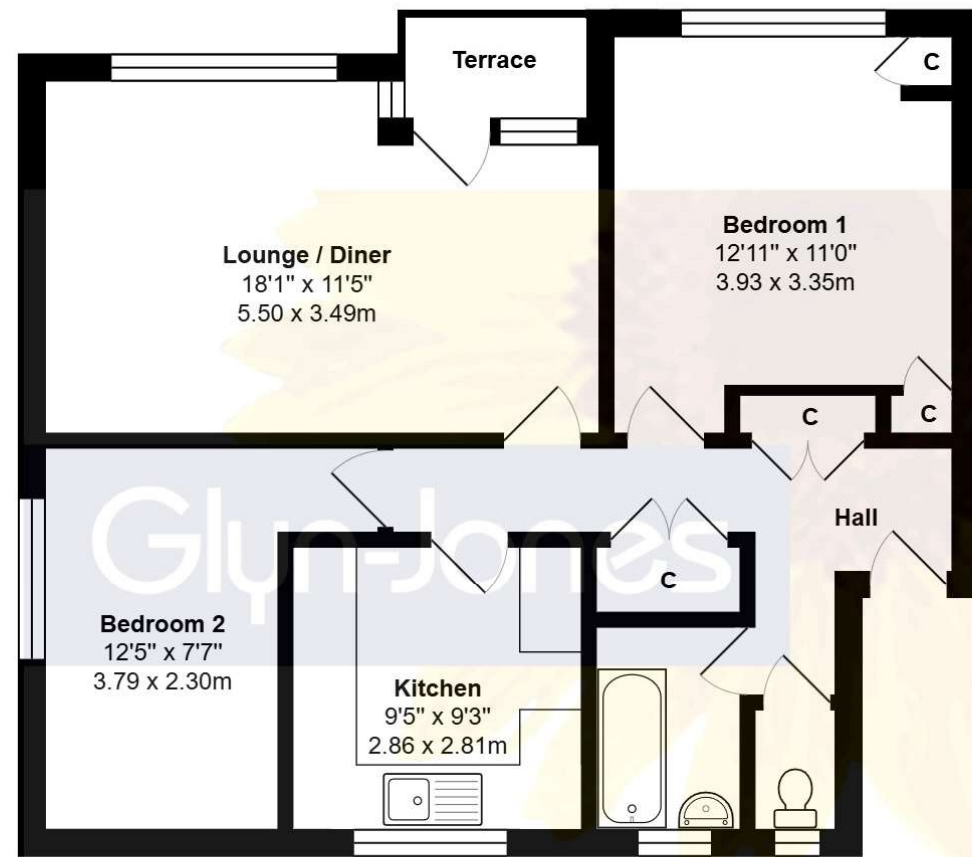


Glyn-Jones

2 Sunningdale Court, Jupps Lane, Goring-By-Sea, West Sussex, BN12 4TU £220,000 - Leasehold



Ground Floor

Total Approx. Floor Area 690 ft² ... 64.1 m² (Excluding Terrace)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Property Information

Tenure – Leasehold - 189 year lease from 25th December 1962 with the expiry date of the lease being 25th December 2151 (therefore there are 126 years remaining).

Service Charge: £2,094.48 annually (for the period of time 1 Mar 2025 - 28 Feb 2026) – payable in 2 instalments.

Ground Rent: TBC

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Energy Efficient Rating: TBC

Council Tax Band: B



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com



Introducing an inviting purpose-built ground floor apartment set in the heart of Goring-By-Sea, perfect for those seeking comfortable and convenient living. With 690 sqft of well-arranged living space, this delightful home boasts two double bedrooms, making it ideal for professionals, couples, or small families alike.

Step inside to discover a bright and spacious 18'1 lounge/diner, seamlessly opening onto a private patio or terrace—an ideal spot for relaxing outdoors. The fitted kitchen provides ample storage and worktop space, while the property also features a bathroom and the added convenience of a separate W.C. Modern comforts include gas central heating and double glazing throughout, ensuring a cosy atmosphere year-round.

This apartment forms part of a well-maintained development benefitting from attractive communal gardens—perfect for enjoying the outdoors without the upkeep. Residents' non allocated parking is included, offering peace of mind and practicality.

With 126 years remaining on the lease, this well-presented apartment is ready to welcome its next owners. Arrange a viewing today to truly appreciate all this home, and its superb location, have to offer.



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£220,000 - Leasehold



Situated just 0.5 miles from Goring-By-Sea station, commuting to London and further afield is remarkably straightforward. The vibrant Goring Road, with its diverse selection of shops, cafes, and local amenities, is also just half a mile away, making everyday errands a breeze.

For those who love the seaside, the stunning Worthing seafront lies a mere 1.3 miles from your front door, offering endless opportunities for walks and leisurely days out.



“private patio or terrace”

