



**Price**  
**£300,000**

**Leasehold**

3x  1x  1x 

**Limbrick Lane,  
Goring-By-Sea,  
Worthing, West Sussex,  
BN12**

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

**cubitt & west**  
Helping you move forwards



## Main features

- Lovely sized split level maisonette with outside space
- Light and spacious rooms
- Large Kitchen/Diner
- Close to Durrington High School and Goring Primary School
- Local transport links nearby

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'7 x 11'5 (4.14m x 3.48m)

Kitchen/Dining Room: 20'5 x 9'10 (6.23m x 3.00m)

### FIRST FLOOR

Bedroom 1: 11'10 x 11'2 (3.61m x 3.41m)

Bedroom 2: 12'0 x 9'10 (3.66m x 3.00m)

Bedroom 3: 9'3 x 7'5 (2.82m x 2.26m)

Bathroom

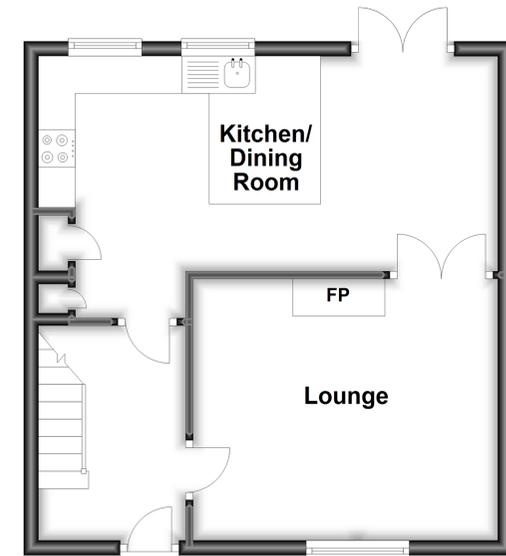
### OUTSIDE

Front & Rear Gardens

Off Road Parking

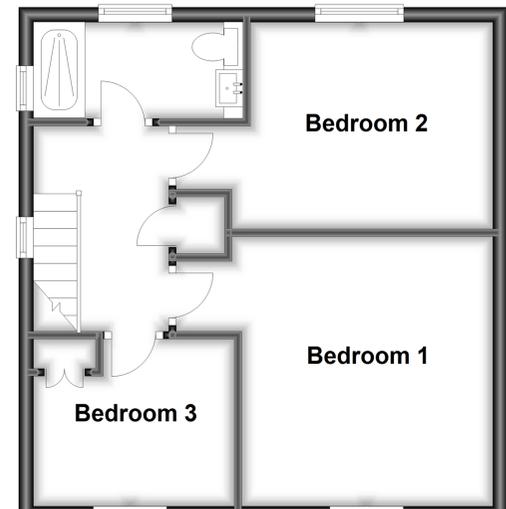
## Ground Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



## First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Call West Worthing - 01903 700657 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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