



43 Raleigh Way, Goring-By-Sea, BN12 6JD  
£1,275 Per Calendar Month

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We are delighted to present this well-presented self contained two-bedroom, purpose-built first-floor flat, located in a popular Goring location. The flat offers spacious accommodation, featuring two generously sized bedrooms, one of which includes a built-in wardrobe. The bright lounge/diner connects to a well-appointed kitchen, fitted with an integrated gas hob and electric oven. There is space for a washing machine and fridge/freezer, along with ample storage provided by both base and matching wall-mounted units. Additional benefits include off-road parking, double glazing and gas-fired central heating. There is also access to a communal garden and two private brick built sheds. Conveniently situated close to local schools, shops, and excellent transport links, including a nearby mainline station. Available end of May. Council Tax Band: B. EPC rating: C

- First Floor Purpose Built Flat
- Two Good Sized Bedrooms
- Allocated Parking Space
- Communal Garden
- Available Now



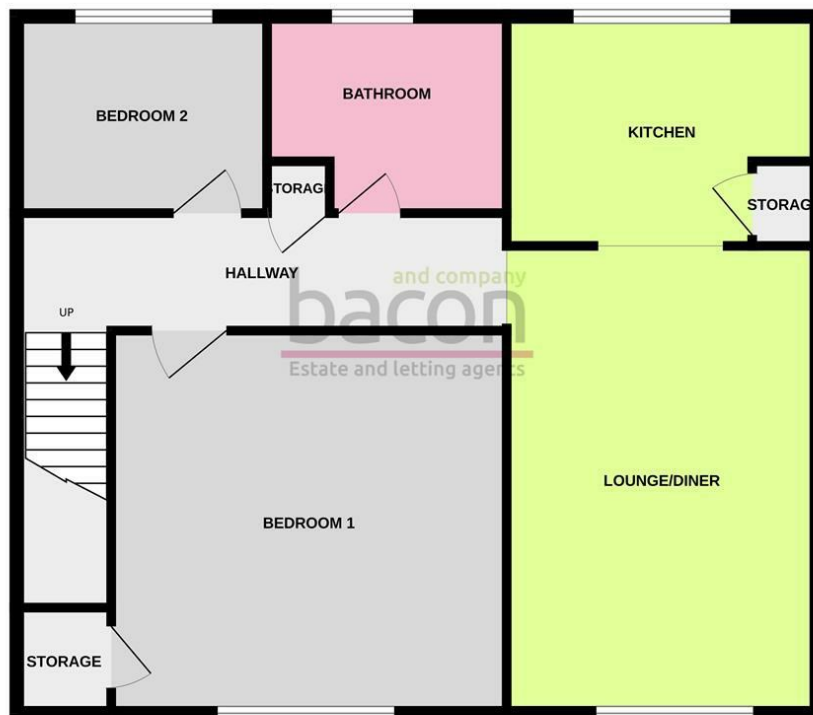








# FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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