



PCM  
£1,100 PCM

## The Strand, Goring-By-Sea

- TWO BEDROOM FIRST FLOOR FLAT
- WELL PRESENTED
- FITTED KITCHEN
- NEUTRAL DECOR
- VIEWING ESSENTIAL
- EPC D RATING
- GARAGE
- MODERN FITTED BATHROOM
- FITTED CARPETS
- EPC D

Robert Luff & Co are pleased to offer for rent this well-presented first-floor purpose-built flat, ideally located in the popular Goring area. This spacious property provides comfortable living throughout and is well suited to professionals, couples, or small families seeking a bright home in a convenient location.

The flat offers two good-sized double bedrooms, both providing ample space for furnishings and storage. The large lounge/diner is a standout feature, offering plenty of room for both living and dining furniture. A charming bay window draws in excellent natural light from the south and west, giving the space a warm and welcoming feel.

The property includes a well-maintained bathroom and a practical fitted kitchen, along with a useful lobby area that provides additional storage options. Further benefits include a private garage, ideal for parking or extra storage.

Situated close to local schools, shops, and transport links, the flat enjoys easy access to everyday amenities. Goring's mainline railway station is just a short walk away, making this an excellent choice for commuters.

Well presented and ideally located, this property is available to rent and internal viewing is highly recommended.

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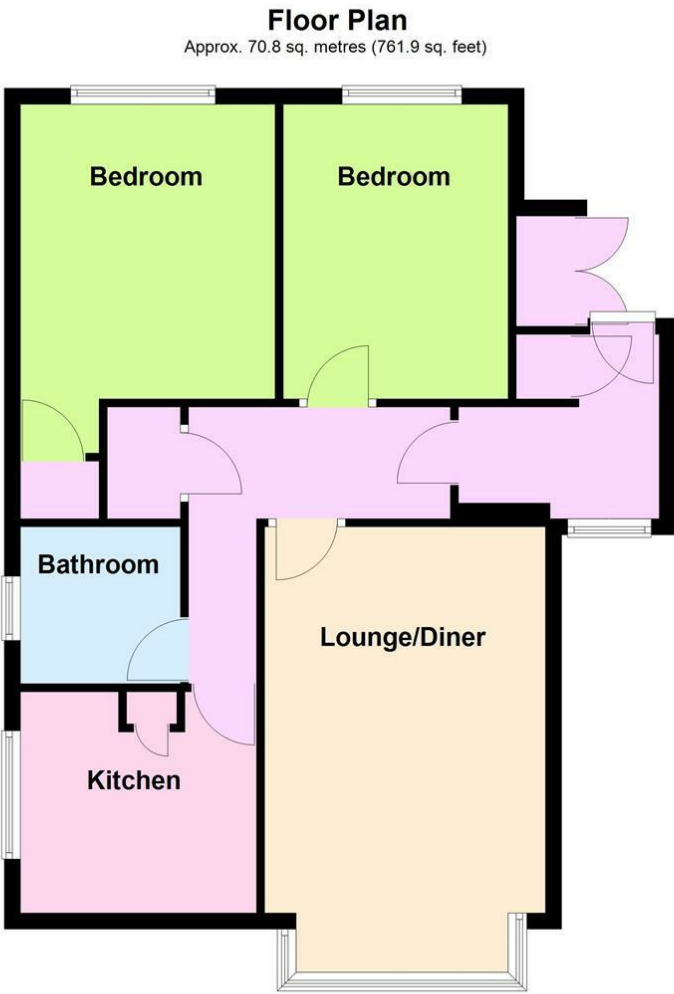
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## Accommodation







Total area: approx. 70.8 sq. metres (761.9 sq. feet)

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

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The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.