



The Causeway, Goring-By-Sea

Asking Price
£220,000
Leasehold

- 6th Floor Flat
- Panoramic Views
- Chain Free
- Leasehold
- Two Double Bedroom
- Modern Finish
- EPC - C
- Council Tax Band - B

Robert Luff & Co are pleased to present this two double bedroom 6th floor flat located in Goring. The property offers fantastic views towards the downs and Brighton with a bright and airy feel. The property benefits generous bedroom space and good sized living space with fitted appliances in the kitchen area too. The property offers residents parking and has good access to transport links, schools and shops. The property is being offered with no ongoing chain, internal viewing advised.

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**Robert
Luff & Co**
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Accommodation

Entrance Hall

Secure entry phone system, storage cupboard housing hot water tank fuse board and further shelving, vinyl flooring, electric eco radiator

Lounge Area 14'4" x 13'3" (4.37 x 4.06)

Large double aspect windows offering stunning views towards the downs and Brighton, vinyl tile flooring, two electric eco radiator.

Kitchen Area 4.37 x 2.47

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mixer tap over, integrated fridge/freezer, washer/drier, dishwasher and oven with four point halogen hob with extractor over vinyl tile flooring.

Bedroom One 14'8" x 8'6" (4.49 x 2.61)

Large double glazed window offering views to the downs, electric eco radiator.

Bedroom Two 9'4" x 14'8" (narrowing to 10'0") (2.86 x 4.49 (narrowing to 3.07))

Large double glazed window offering views to the downs, electric eco radiator.

Bathroom 5'6" x 7'10" (1.70 x 2.39)

White bathroom suite, PVC panelled bath with mixer tap, shower attachment and shower screen over, low level W.C, wall mounted wash hand basin with mixer tap over and storage below, vinyl flooring, part tiled walls, heated towel rail, extractor fan.

Agents Note

Lease - 118 years remaining approximately
Service charge - £1,500 Pa approximately
Ground Rent - £200 Pa approximately
Car Park Maintenance - £100 Pa approximately



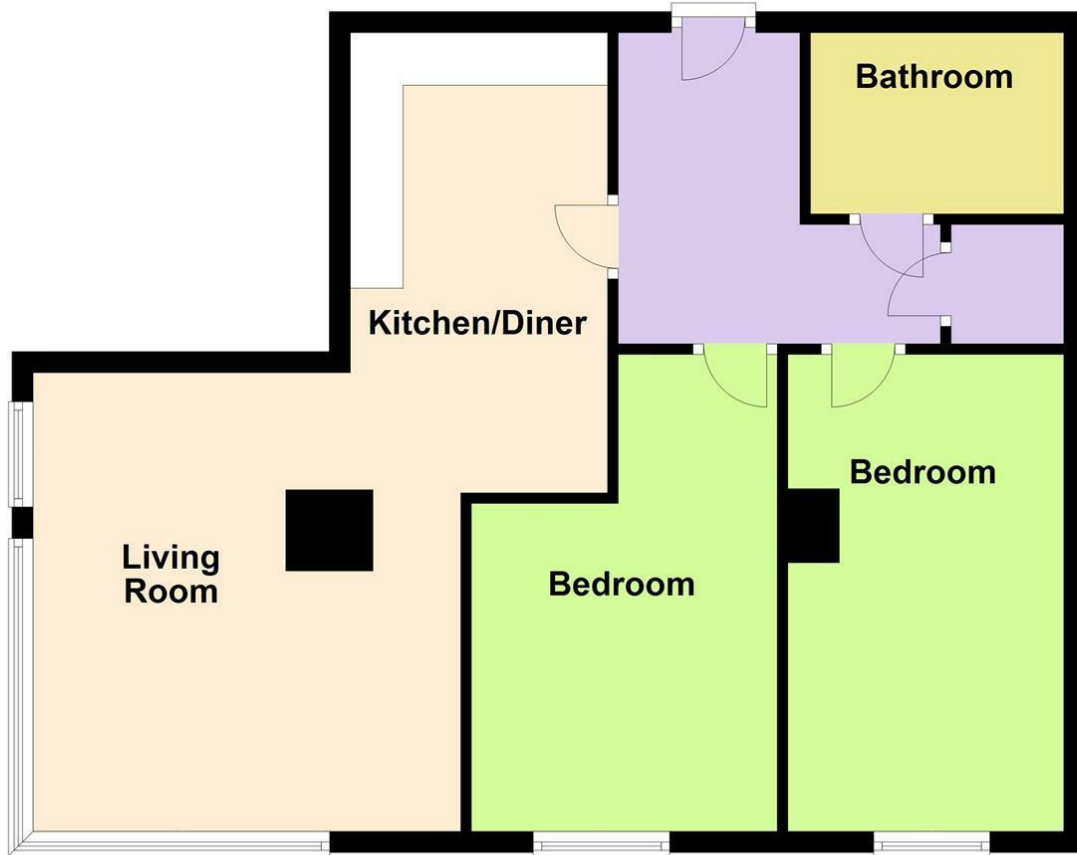
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floor Plan

Approx. 64.5 sq. metres (694.6 sq. feet)



Total area: approx. 64.5 sq. metres (694.6 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.