



Offers Over  
£270,000  
Leasehold

## Goring Street, Goring By Sea

- Top Floor Flat
- En-suite
- Beautifully Presented
- Leasehold
- Two Double Bedrooms
- Garage
- EPC - D
- Council Tax Band - C

We are pleased to offer for sale this beautifully presented spacious two double bedroom second floor flat located in South Goring. The property is an impressive 89 sqm in size and benefits an en-suite, south facing lounge / diner and gas fired central heating. There is a garage in the compound and it is located close to the 700 bus route and the mainline train station is only 0.2 miles away.

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance

Secure entryphone system with stairs to second floor.

### Hallway

Three storage cupboards, housing gas meter, combi boiler and space and plumbing for washing machine, radiator.

### Lounge/Diner 19'9" x 15'10" into bay (6.02 x 4.83 (6.03 x 4.82) into bay)

South facing bay window, two double glazed windows to side and rear, two radiators.

### Kitchen 12'10" x 6'8" (3.91 x 2.03)

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl composite sink with mixer tap over, integral electric oven with four point induction hob and extractor over, space and plumbing for fridge/freezer and washing machine or dishwasher, tiled splashbacks, lino flooring, double glazed window to side.

### Bedroom One 17'0" x 16'4" max (5.18 x 4.98 (5.17 x 4.99) max)

Measurements to exclude cult in cupboard offering shelving. Large double glazed bay window to side, double glazed window to front with views towards Highdown, two radiators, access to en-suite.

### En-suite

White bathroom suite, vanity unit with inset wash hand basin and mixer tap over, low-level w.c, shower cubicle with thermostatic shower and glass screen over, heated towel rail, extractor fan, tiled floor and shower area.

### Bedroom Two 12'9" x 9'3" (3.89 x 2.82)

Double glazed window to side, radiator.

### Bathroom

PVC panelled bath with glass screen, mixer tap and power shower over, vanity unit with surface mounted wash hand basin and mixer tap over, heated towel rail, wall mounted mirror, obscured double glazed window to side.

### W.C

Low-level w.c, wall mounted hand basin with mixer tap over, lino flooring, part tiled walls, obscured double glazed window to side.

### Garage

Up and over main door, located in compound, brick and wooden board and felt roof construction.

### Agents Note

Lease: 87 years remaining  
Service & Maintenance charge: Approx £1,200 PA  
Service Charge Review - TBC  
Ground Rent Review - TBC



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Floorplan



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		
	63	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
	54	62
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.