



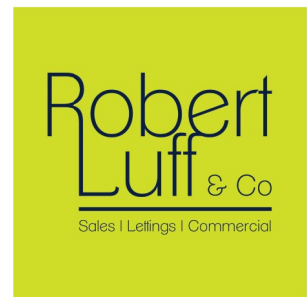
Offers Over
£260,000
Leasehold

Goring Road, Goring-By-Sea

- Purpose built first floor flat
- Two bedrooms
- Garage
- Close to shops and sea
- Balcony
- EPC rating - E
- No forward chain
- Viewing advised

A well presented purpose built first floor flat situated in Goring Road, close to shops, with good local amenities, bus routes and the beach being approximately half a mile away. The property has a modern kitchen, bathroom, living room, two double bedrooms and balcony. There are lots of benefits including a garage, gas fired central heating, double glazing and a security entry phone system. Internal viewing is recommended.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk





Accommodation

Communal front door

With security entry phone system, stairs to first floor flat.

Entrance Hall

Radiator, wall mounted security entry phone handset, wall mounted circuit breaker fuse board.

Living Room 15'3" x 11'10" (4.67 x 3.63)

Radiator, TV point, double glazed door and window to;

Balcony

With seating area.

Kitchen 12'11" x 8'3" (3.96 x 2.54)

Measurements to include built in units, stainless steel sink unit inset to worktop with mixer tap, built in oven, gas hob and extractor, plumbing and space for washing machine, two double glazed windows giving double aspect, radiator, part tiled walls, wall mounted gas fired central heating boiler in concealed unit.

Bedroom One 15'8" x 11'6" (4.80 x 3.53)

Radiator, double glazed window.

Bedroom Two 12'2" x 8'8" (3.71 x 2.65)

Double glazed window, radiator.

Bathroom

Panel enclosed bath with shower screen, tiled walls, obscured double glazed window, wash hand basin, airing cupboard with shelving, tiled flooring.

Separate W/C

Low level flush w/c, radiator, tiled flooring, double glazed window.

Garage

In compound on development, power and lighting.

Agents Note

Lease: 999 years from 1962 (937 remaining)

Service charge: £1,680 per annum

Ground rent: £15 per annum

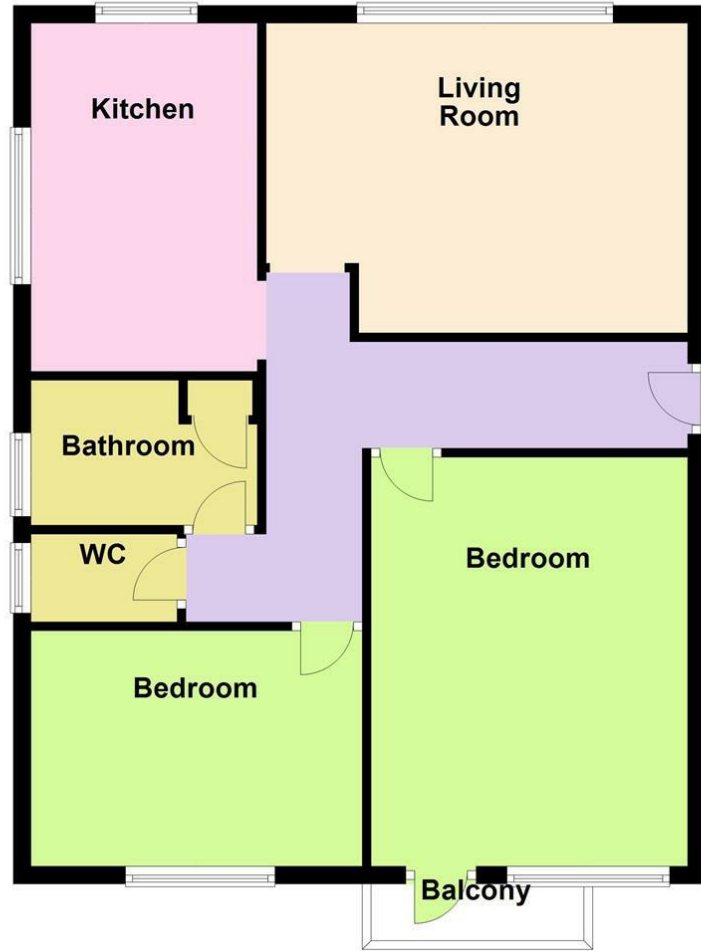


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

T: 01903 331567 E: goring@robertluff.co.uk

www.robertluff.co.uk

Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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.