



Nelson Road, Goring



Price
£235,000
Leasehold

- Purpose Built Maisonette
- Two Bedrooms
- Private Rear Garden
- First Floor
- Private Entrance
- EPC Rating - TBC
- Council Tax Band - B
- Leasehold
- Gas Fired Central heating
- Double Glazed

Two bedroom first floor maisonette with private rear garden. It has a spacious lounge, fitted kitchen and bathroom/w.c. The property benefits from being double glazed and has gas fired central heating and has a storage shed in the garden. It is located close to local schools, shops and transport links with mainline station only 0.5 miles away. Internal viewing advised.

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Front Door

Private front door with stairs leading up to first floor.

Entrance Hall

Double glazed window, storage cupboard, radiator.

Kitchen 9'48 x 5'82 (2.74m x 1.52m)

Measurements to include fitted units with matching range of wall and base units, sink unit inset to worktop with mixer tap and drainer, double integrated oven with four ring gas hob, space for fridge freezer, space for washing machine, wall mounted Vaillant boiler, double glazed window.

Lounge 14'78 x 11'49 (4.27m x 3.35m)

Double glazed window, fireplace, radiator.

Bedroom One 13'17 x 10'85 (3.96m x 3.05m)

Recessed storage cupboard, double glazed window.

Bedroom Two 13'3 x 7'5 (max) inc recessed cupboard (4.04m x 2.26m (max) inc recessed cupboard)

Access to loft space, double glazed window.

Bathroom/w.c

Double glazed frosted window, modern suit comprising of corner bath, low level flush w/c, wash hand basin.

Rear Garden

Mainly laid to lawn, enclosed by trees and shrubs, storage shed.

Agents Notes

Lease - 125 years from Nov 1989 (90 years remaining)

Service Charge - £247 every 6 months

Service Charge Review - TBC

Ground Rent - £10

Ground rent review - TBC



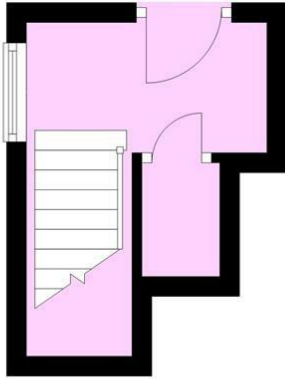
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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

www.robertluff.co.uk

Ground Floor

Approx. 6.5 sq. metres (70.1 sq. feet)



First Floor

Approx. 54.9 sq. metres (591.2 sq. feet)



Total area: approx. 61.4 sq. metres (661.3 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.

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

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

www.robertluff.co.uk