



Asking Price
£210,000
Leasehold

Goring Street, Goring by Sea

- First Floor Flat
- Two Double Bedrooms
- South Goring Location
- Chain Free
- Parking
- EPC - C
- Council Tax Band - C
- Leasehold

We are pleased to offer this two bedroom flat in Goring overlooking the cricket green and within reach of good local shopping facilities, the seafront, and with bus services and Goring Railway Station nearby. The property offers great living space with generous bedrooms sizes and is being offered with no ongoing chain.

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

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Accommodation

Communal Entrance

Secure entry phone system, stairs leading up to first floor.

Entrance Hall

Two storage cupboards, one housing gas meter, radiator, laminate flooring..

Lounge / Diner 17'3" x 15'9" into bay (5.26 x 4.81 into bay)

Double glazed bay window to rear overlooking gardens, two further double glazed window to side, radiator, flooring.

Kitchen 11'0" x 8'5" (3.35 x 2.57)

Measurements to include a range of built in units with inset stainless steel sink and mixer tap over, integrated electric oven with four point gas hob and extractor over, space and plumbing for fridge and freezer, wall mounted boiler, laminate flooring, double glazed window to rear, tiled splash backs.

Bedroom One 13'10" x 18'9" (4.24 x 5.72)

Measurements to include to built in wardrobes offering hanging and shelving, radiator, double glazed window to rear, laminate flooring.

Bedroom Two 8'4" x 12'11" (2.56 x 3.94)

Measurements to include built in units. Double glazed window to side, built in storage cupboard offering hanging and shelving.

Shower Room

White bathroom suite, low level W.C, pedestal wash hand basin with mixer tap over, open shower with thermostatic shower and curtain over, heated towel rail, tiled floor, part tiled walls, extractor fan.

Residents Parking

Off road parking in car park.

Agents Note

Lease - 81 Years

Service Charge - £1,200 PA Approx

Grond Rent - £100 PA Approx



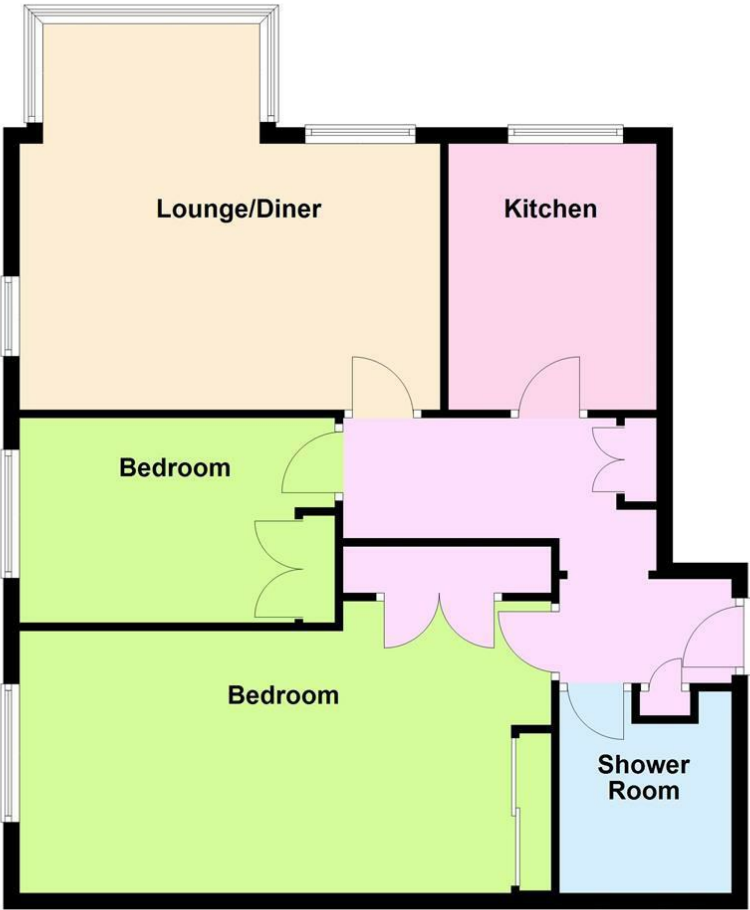
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floor Plan

Approx. 82.2 sq. metres (884.9 sq. feet)



Total area: approx. 82.2 sq. metres (884.9 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	
77	81
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.