



Asking Price
£240,000
 Leasehold

Cavendish Close, Goring-by-Sea,

- PB First Floor Flat
- Private Garden
- Private Entrance
- Leasehold
- Goring Location
- Two Bedrooms
- No Chain
- EPC Rating - D
- Council Tax Band - A
- Viewing Advised

We are delighted to offer this Purpose Built First Floor Garden Flat in Goring being sold with no forward chain. It is in good proximity to local amenities including shops, schools, bus route, mainline railway station, doctors and dentist. The property which has had a lot of brand new improvements by the current owners which include kitchen, gas central heating, re-wiring, re-plastering and windows and door in brief comprises of private entrance, bay fronted living room, kitchen, two bedrooms, shower room/w.c. Outside there is a private rear garden. Viewing is advised

T: 01903 331567 E: goring@robertluff.co.uk
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**Robert
 Luff & Co**
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Accommodation

Private Entrance

New front door, obscured double glazed window, wall mounted gas meter and stairs to first floor.

First Floor Landing

Access to loft space, tall radiator, double glazed window, wall mounted electric metre and circuit breaker fuse board.

Living Room 12'11" x 14'11" into bay 12'10" (3.94 x 4.55 into bay 3.93)

Open fire, double glazed window, smooth ceiling with spotlights.

Kitchen 8'11" x 8'5" (2.72 x 2.57)

Re-fitted in 2023 and measurements to include built in units, single bowl sink with mixer tap and drainer inset to work top, built in oven, induction hob and extractor fan, built in washing machine and fridge freezer, wall mounted gas fired central heating boiler concealed in unit, smooth ceiling and spotlights, double glazed window.

Bedroom One 14'0" x 11'5" (4.28 x 3.48)

Radiator, double glazed window, smooth ceiling and spotlights.

Bedroom Two 9'10" x 7'5" narrowing to 6'6" (3.02 x 2.27 narrowing to 1.99)

Radiator, double glazed window.

Shower / W/C

Step in corner shower, low level flush w/c, wash hand basin, obscured double glazed window, heated towel rail, part tiled walls.

Private Rear Garden

with access via a shared pathway with the ground floor flat to the gate leading to the private garden being laid to lawn, flower and shrub borders and having storage sheds.

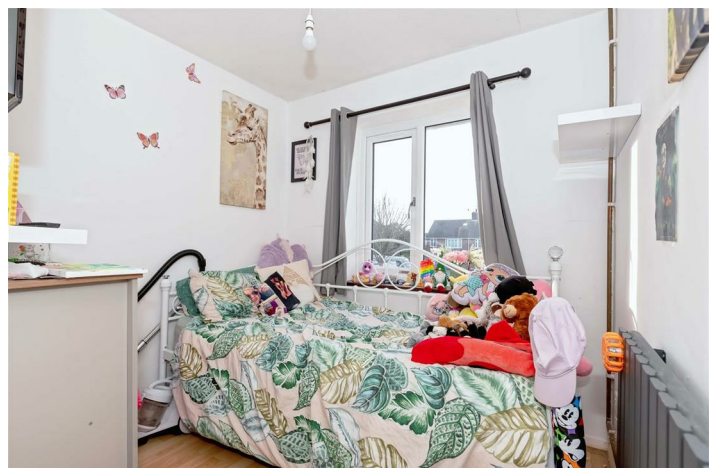
Agents Notes

We have been advised of the following:

Lease - 125 from 1988 (88 years remaining)

Service Charge - £50 per month - £600 per annum

Ground Rent - TBC



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

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Energy Efficiency Rating	
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	
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.