



2



1



1



E



## Description

Robert Luff & Co are please to present this two double bedroom first floor flat located in Goring. Living accomodation comprises two double bedrooms (one with built in wardrobes) modern kitchen and shower room and generously sized west facing lounge / diner. The property also benefits an allocated parking space and doube glazing. It is position close to local schools, shops and transport links with mainline station that severs Brighton and London a short walk away. Willow House is also being offered with no ongoing chain. Internal viewing advised.

## Key Features

- Two Bedrooms
- Modern Finish
- Parking Space
- EPC - E
- First Floor Flat
- Chain Free
- Leasehold
- Council Tax Band - B





**Entrance Hall**

**Bedroom Two**

**2.77 x 2.57 (9'1" x 8'5")**

**Bedroom One**

**4.09 x 3.93 (13'5" x 12'10")**

**Shower Room**

**2.38 x 1.58 (7'9" x 5'2" )**



**Kitchen**

**2.95 x 2.35 (9'8" x 7'8" )**

**Lounge / Diner**

**4.33 x 4.96 (into bay) (14'2" x 16'3" (into bay) )**

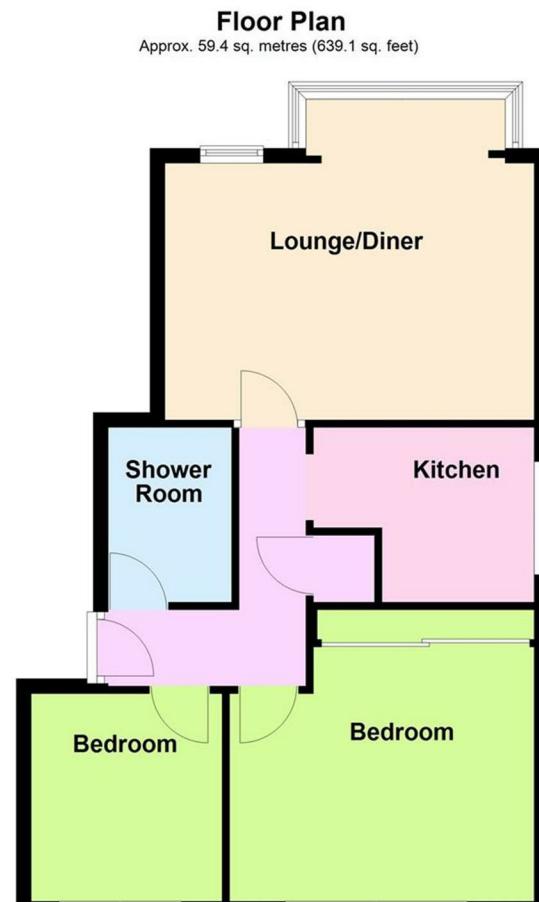
**Allocated Parking**

**Agents Note**

Service Charge and GR- £1,450 PA

Lease - 138 years

## Floor Plan The Strand



Total area: approx. 59.4 sq. metres (639.1 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 <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			
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.

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