Robert Luff & Co

Limbrick Lane, Goring-By-Sea

Leasehold - Asking Price £175,000

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Description

We are delighted to offer this well presented purpose built top floor flat with a double bedroom with low outgoings. The flats has genrous sized rooms, and is for sale with no ongoing chain. Good size west facing living room, modern fitted kitchen (the seller is also happy to include a Beko Fridge freezer and washing machine) The flat is accessed via security phone enrtry system, with stairs to the second (top) floor. Double glazed throughout with gas fired central heating. Modern bathroom with shower. Double bedroom with wardrobe space. It is situated in a good location for shops, bus routes and being less than a mile to Goring train station. Other benefits are a long lease and reasonable service charges. Viewing is advised.

Key Features

- Top Floor Flat
- Communal Gardens
- Double Glazed
- Council Tax Band - A
- Lease - 103 years
- Modern Kitchen and Bathroom
- Gas Central Heating
- Chain Free
- EPC Rating - C
- Service Charge - Circa £570 PA

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2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

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Communal Entrance Hall
with security entryphone system. Stairs to second floor

Entrance Hall
Cupboard housing gas and electric meters.

Lounge
4.7 x 3.13 (15'5" x 10'3")
West facing. Double glazed window and radiator.

Kitchen
3.13 x 1.82 (10'3" x 5'11")
Modern worktop surfaces, modern tiled. Range of floor to celing units. Inset stainless steel sink with mixer tap above. Five ring gas hob, Moffat electric oven. Worcester Bosch combination boiler. Beko Fridge freezer. Beko washing machine (Seller is happy to leave both appliances to suit buyer)

Bedroom
3.77 x 3.10 (12'4" x 10'2")
Double Glazed. Radiator

Bathroom
1.9 x 1.55 (6'2" x 5'1")
Modern white suit, obscured double glazed window, low level WC with dual flush, panelled bath with shower.

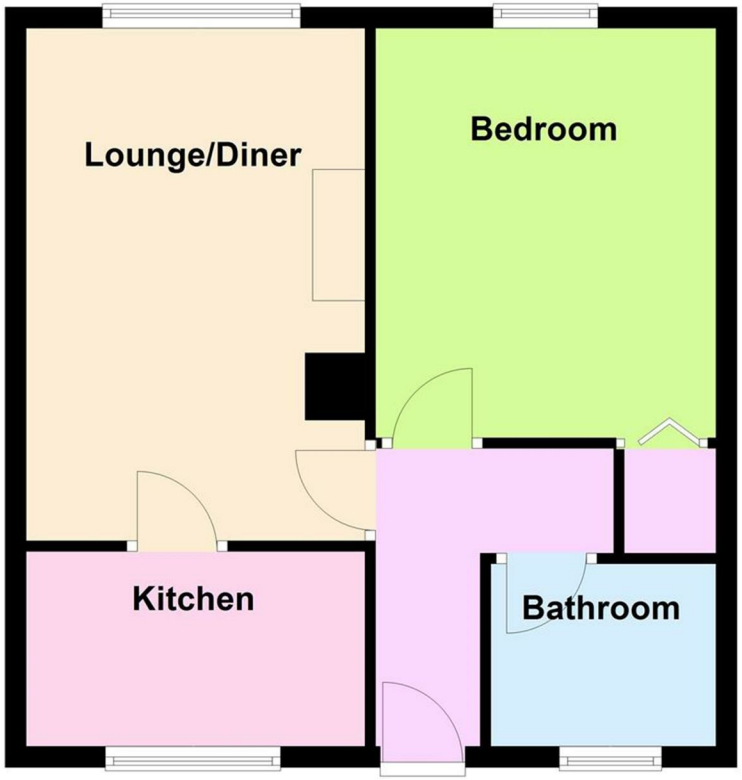
Externally
Lain to lawn, shared garden.

Agents Notes
Lease: Approx. 103 years remaining
Service Charge, ground rent and insurance: £570 per annum approx.
the property also benefits from a communal garden.

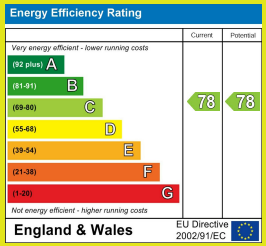
Floor Plan Limbrick Lane

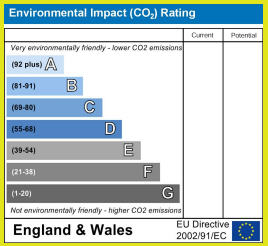
Floor Plan

Approx. 45.1 sq. metres (485.4 sq. feet)



Total area: approx. 45.1 sq. metres (485.4 sq. feet)





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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