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1



D



Description

A well presented purpose built ground floor freehold garden flat, ideally situated in this favoured location close to the popular Goring Road shops, local schools, parks, bus routes and the beach nearby.

Accommodation offers a private entrance hall, 17ft lounge with feature bay window. Modern kitchen with separate utility room, two double bedrooms. Shower room with separate w/c. The property has gas fired central heating and double glazed throughout. The property also has both the front and rear garden. The front garden is laid to lawn, and the private rear garden has both a patio area for outside dining, and further lawned area with mature trees and shrubs bordering it. There is a garage at the rear of the property. Agents note: There is also a small strip of land to the rear that was originally designated as a vegetable patch when the properties were built.



Key Features

- Two Double Bedrooms
- 17ft Lounge
- Private Entrance
- Garage
- EPC Rating - D
- Front and Rear Gardens
- Modern Kitchen
- Ground Floor
- Council Tax Band - B
- Freehold





Entrance Hall

Lounge
5.23m x 3.76m (17'2 x 12'4)
 into bay recess

Kitchen
3.84m x 3.20m (12'7 x 10'6)

Bedroom One
4.32m x 3.56m (14'2" x 11'8")
 Measurement into recess

Bedroom Two
3.45m x 2.57m (11'4 x 8'5)

Shower Room

Separate W/C

Utility Room

Rear Garden

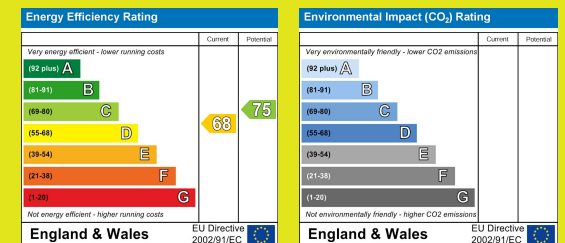
Garage
5.38m x 2.62m (17'8 x 8'7)



Floor Plan Robson Road



Total area: approx. 72.5 sq. metres (779.9 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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