



Goring Road, Goring



Offers Over
£200,000
Freehold

- Two Double Bedrooms
- No Ongoing Chain
- Security Entry Phone System
- Leasehold - 182 Years
- EPC Rating - D
- Ground Floor
- Double Glazed
- Communal Gardens
- Gas Central Heating
- Council Tax Band - B

Guide Price £220,000. Situated in sought after Marlborough Court in Goring Road. This vacant, purpose built flat is on the ground floor, with its own security entry phone system. Ideally situated in this favoured location, in the popular Goring Road shops. Local schools, parks, bus routes and the beach nearby. Accommodation offers a private entrance hall, a large dual aspect lounge with separate dining area, that measures over 19ft. The lounge has attractive wooden parquet flooring. Two generous double bedrooms, a shower room (currently a wet room). Kitchen with fitted boiler, and door to the communal garden at the rear of the property. There are 182 years remaining on the lease. The flat also has low outgoings, regarding the service charge, which according to the current owner has been set at £889 (approx) per annum.

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

Security Entrance

Secure entry phone system

Entrance Hall

Storage Cupboard and radiator.

Lounge/Diner 19'3" x 13'2" (5.88 x 4.02)

Kitchen 11'9" x 8'10" (3.59 x 2.71)

Fitted kitchen with space for washing machine, space for fridge freezer, boiler, stainless steel sink unit, UPVC door leading out onto the communal gardens.

Bedroom One 15'3" x 9'10" (4.66 x 3.01)

Double Glazed window. Radiator

Bedroom Two 12'2" x 7'5" (3.71 x 2.28)

Double Glazed window, radiator.

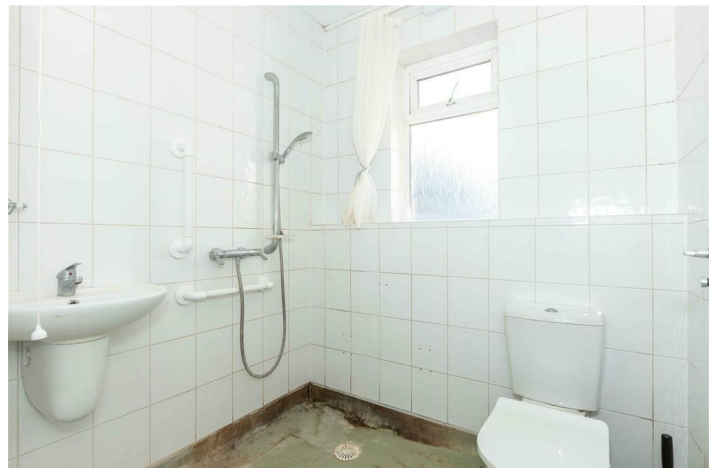
Shower Room 5'6" x 5'11" (1.70 x 1.82)

Communal Gardens

Tenure and Service Charge

Leasehold - 182 years remaining

Service Charge - £889 per annum



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

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Floor Plan

Approx. 68.3 sq. metres (735.2 sq. feet)



Total area: approx. 68.3 sq. metres (735.2 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(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	CurrentPotential
(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

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