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Description

We are pleased to present this spacious first floor purpose built flat located in Goring. The property offers good living accommodation with two double bedrooms and a large lounge/diner, the property also benefits views to the west towards Ferring and Highdown too. There is plenty of storage and a garage in the compound. It is close to local schools, shops and transport links with main line station only a short walk away. Internal viewing advised.

Key Features

- First Floor Flat
- Garage
- West Facing Lounge
- Leasehold
- EPC - TBC
- Two Bedrooms
- Well Presented
- Long Lease
- Council Tax Band - B





Entrance Hall

Secure entry phone system, stairs to first floor

Lounge / Diner

3.57 x 5.72 (11'8" x 18'9")

Kitchen

2.88 x 2.94 (9'5" x 9'7")

Bedroom One

4.99 x 3.13 (16'4" x 10'3")

Measurements to include built in wardrobe.



Bedroom Two

3.81 x 2.34 (12'5" x 7'8")

Bathroom

1.95 x 1.81 (6'4" x 5'11")

Garage

Located in compound, number 6

Agents Note

Lease - 96 years

Service Charge & Ground Rent - £1,420 PA

Floor Plan The Strand



Total area: approx. 62.3 sq. metres (670.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			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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