



PCM

£1,250 PCM

Boxgrove Parade, Goring-By-Sea

- Viewing recommended
- Two bedrooms
- 23'7 Living Room
- Kitchen and fitted bathroom
- EPC energy rating E (45)
- Goring location
- First Floor Flat
- Double glazing
- Viewing advised

ROBERT LUFF & CO are delighted to offer for rent a two bedroom flat located above commercial premises in Worthing.

Accessed via a stairway to the rear of the property a communal landing leads to a private entrance front door, leading to entrance hall. Internally there is a separate fitted kitchen, two bedrooms, bathroom and dual aspect lounge to the front. Overall the property is in a average to fair condition throughout, heating is electric and there is wood laminate floor to the property.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Front door
Entrance hall, smooth ceiling, dado rail, vinyl flooring.

Kitchen 12'0" x 6'2" (3.66 x 1.88)
Matching range of floor and wall units with work top surfaces and inset single bowl single drainer sink unit, plumbing and space for washing machine, part tiled walls, vinyl flooring, double glazed window, wall mounted electric circuit fuse board, space for fridge/freezer, built in oven, hob and extractor

Lounge/Diner 23'7" x 9'5" (7.19 x 2.87)
Two double glazed windows giving double aspect, smooth ceiling, vinyl flooring.

Inner Hall
Vinyl flooring, smooth ceiling.

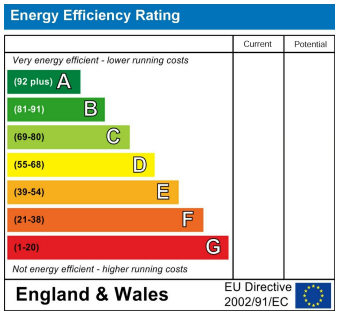
Bedroom One 12'6" x 8'0" (3.81 x 2.44)
Measurements not to include built in wardrobes with hanging rail and shelf, double glazed window, vinyl flooring.

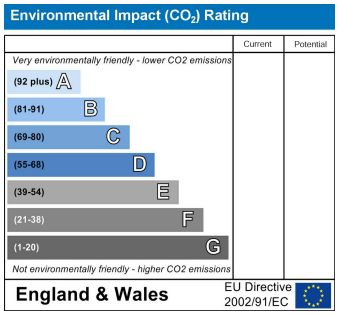
Bedroom Two 11'7" x 8'0" (3.53 x 2.44 (3.54 x 2.45))
Measurements not to include built in wardrobe with hanging rail, vinyl flooring, double glazed window.

Bathroom/w.c.
Panelled bath, wall mounted shower and screen, low-level w.c, pedestal wash hand basin, part tiled walls, skylight, airing cupboard with fully lagged hot water tank.

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Floorplan





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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