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2



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Description

Robert Luff & Co are pleased to present this stunning top floor apartment with south/west facing roof terrace offering direct sea view from the living area. Accommodation comprises two double bedrooms with one offering an en-suite, family bathroom and open living area with bi-fold doors that open onto the generous wrap around roof terrace that gives uninterrupted sea views towards Brighton & Portsmouth. The property also offers secure underground parking, a healthy lease and is being offered with no ongoing chain. The Waterfront development is positioned on the beach front and is one of the only developments in Goring that has no road in front of it, it is close to shops and transport links and internal viewing is recommended to appreciate the views.

Key Features

- Top Floor Flat
- South/West Roof Terrace with Direct Sea Views
- Underground Parking
- Chain Free
- Council tax band - E
- Two Bedrooms
- En-suite
- Beach Location
- EPC - D
- Leasehold





Entrance Hall

Lounge / Diner

5.32 x 9.66 (maximum) (17'5" x 31'8" (maximum))

Bedroom One

3.32 x 3.65 (10'10" x 11'11")

Measurements to exclude built in storage, patio door to roof terrace

Bedroom Two

4.07 x 3.36 (13'4" x 11'0")

En-Suite

2.66 x 2.23 (8'8" x 7'3")

Bathroom

2.4 x 2.39 (7'10" x 7'10")

Roof Terrace

Parking

Located underground via secure entry gate, space number 63

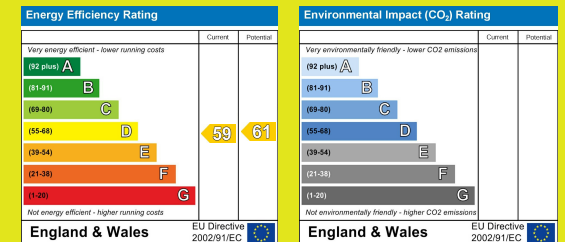
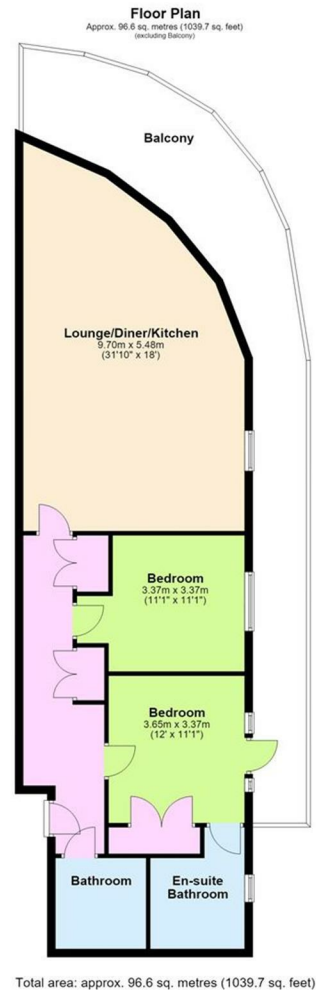
Agents Note

Lease - remainder of 125 years
Service charge - £2,600 PA (paid 6 monthly)

Ground rent £350 Pa



Floor Plan The Waterfront



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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