Robert Luff & Co

The Waterfront, Goring-By-Sea

Leasehold - Asking Price £315,000

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Description

Robert Luff & co are pleased to present this two double bedroom apartment located on the waterfront development on Goring seafront. The property is well presented with light and spacious rooms. There is a 10 meter west facing balcony offering views towards the sea and south downs, an en-suite from bedroom one with a walk in shower, a modern bathroom and kitchen and allocated parking space in the secure underground car park. The property is being offered with no ongoing chain







Key Features

- Purpose Built Flat
- Large West Facing balcony
- Secure Parking
- Chain Free
- Leasehold
- Two Double Bedrooms
- En-Suite
- Seafront Location
- EPC - C
- Council Tax Band - E

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Entrance Hall

Lounge/Diner
3.97 x 4.01 (maximum) (13'0" x 13'1" (maximum))

Kitchen
3.37 x 2.43 (11'0" x 7'11")

Bedroom One
5.19 x 3.17 (17'0" x 10'4")
Measurements to include built in wardrobes, patio door to garden

En-Suite
2.09 x 1.85 (6'10" x 6'0")

Bedroom Two
4.11 x 2.59 (13'5" x 8'5")

Bathroom
2.22 x 1.70 (7'3" x 5'6")

Balcony

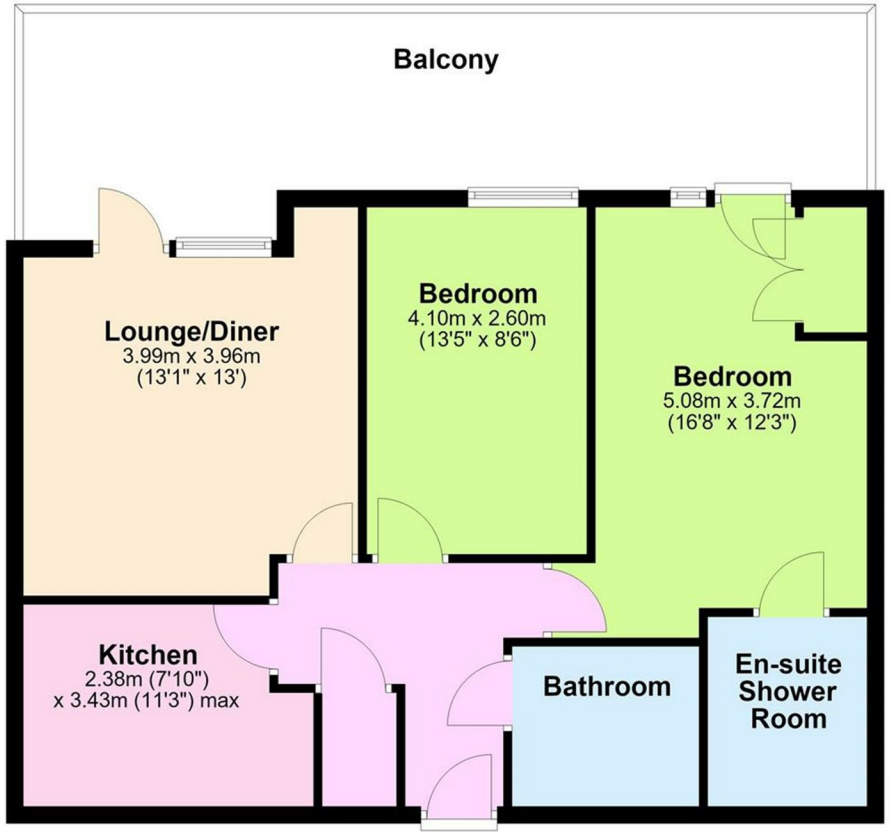
Parking
Allocated parking space in the secure underground car park.

Agents Note
Lease - 125 years
Service Charge - £2,400
Ground Rent £0 pending completion of a new lease

Floor Plan The Waterfront

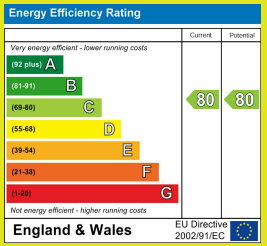
Floor Plan

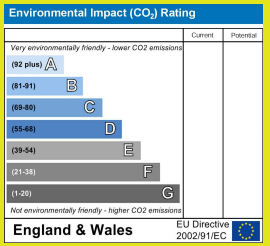
Approx. 68.5 sq. metres (737.6 sq. feet)
(excluding Balcony)



Total area: approx. 68.5 sq. metres (737.6 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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