



**Goring Street, Worthing, BN12 5AE**  
**£1,300 Per Month**

**& LINES**  
*James*



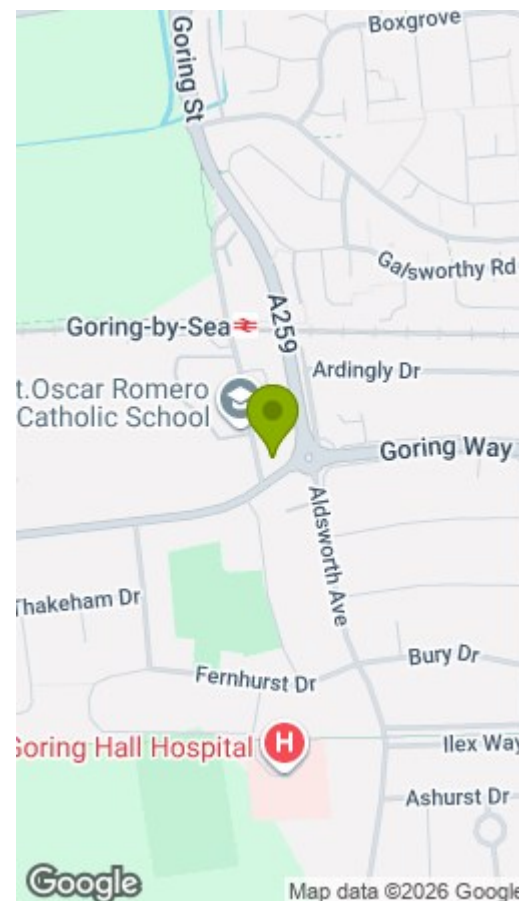
## 8 Dairy Farm Flats Goring Street

A two bedroom freshly decorated spacious first floor maisonette, conveniently situated in easy reach of Goring-By-Sea train station, local amenities and approximately a mile from the seafront.

Lines & James are pleased to bring this light and spacious first floor maisonette to the market, the property is a situated in a great location with the benefit of balcony and garage. The property has been freshly decorated with accommodation comprising: Entrance hall with stairs to the first floor landing, large lounge/diner, fitted kitchen, two double bedrooms both featuring built in wardrobes and bathroom with shower over bath. The property further benefits from gas central heating, double glazing and an allocated parking space.

- TWO BEDROOM
- FIRST FLOOR MAISONETTE
- SPACIOUS
- WELL PRESENTED
- PARKING & GARAGE
- EPC RATING C
- COUNCIL TAX BAND C
- 12 MONTHS +
- DEPOSIT £1500.00
- AVAILABLE NOW





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



24 Worthing Road, Horsham, West Sussex, RH12 1SL,  
 Tel: 01403 210088  
[lettings@linesandjames.com](mailto:lettings@linesandjames.com)  
[www.linesandjames.com](http://www.linesandjames.com)

