



**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.

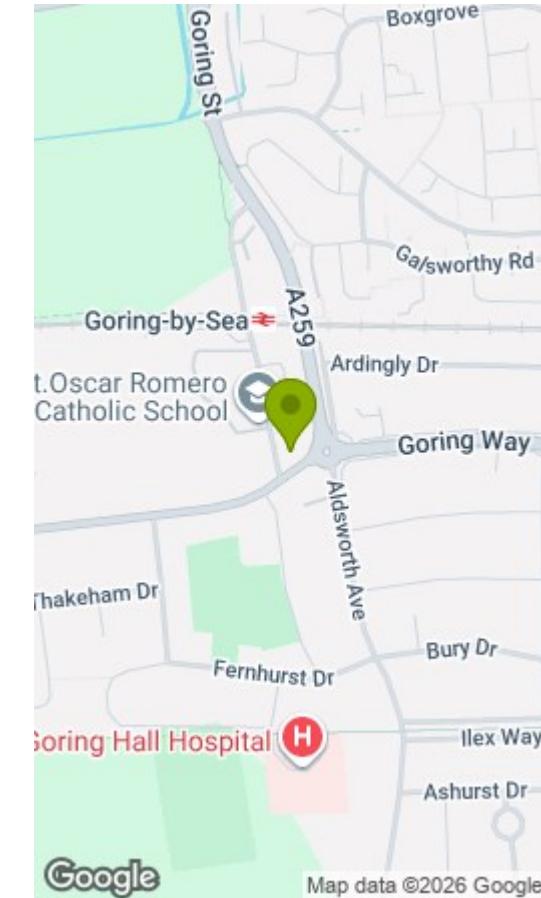
Lines & James are pleased to bring this light and spacious first floor maisonette to the market, the property is situated in a great location with the benefit of balcony and garage. The property has been freshly decorated with accommodation comprising: Entrance hall with stairs to the first floor landing, 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





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

