Robert Luff & Co

# Aldsworth Avenue, Goring-By-Sea

Freehold - Asking Price £230,000

2

1

1

C



## Description

Robert Luff & Co are pleased to present this two double bedroom ground floor flat located in a quiet close in Goring. Living accomodation comprises two double bedrooms, a lounge / diner, kitchen and bathroom. it is positioned close to local schools, shops and transport links with mainline station a short walk away and it is being offered with no ongoing chain.







## Key Features

- Ground Floor Flat
- Convenient Location
- Chain Free
- Freehold
- Two Double Bedrooms
- Generous Size
- EPC - C
- Council Tax Band - C

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert Luff & Co







**Entrance Hall**

**Lounge / Diner**
***5.18 x 3.50 (16'11" x 11'5")***

**Kitchen**
***3.38 x 2.28 (11'1" x 7'5")***

**Bedroom One**
***4.56 x 3.50 (14'11" x 11'5")***

**Bedroom Two**
***3.38 x 2.50 (11'1" x 8'2")***

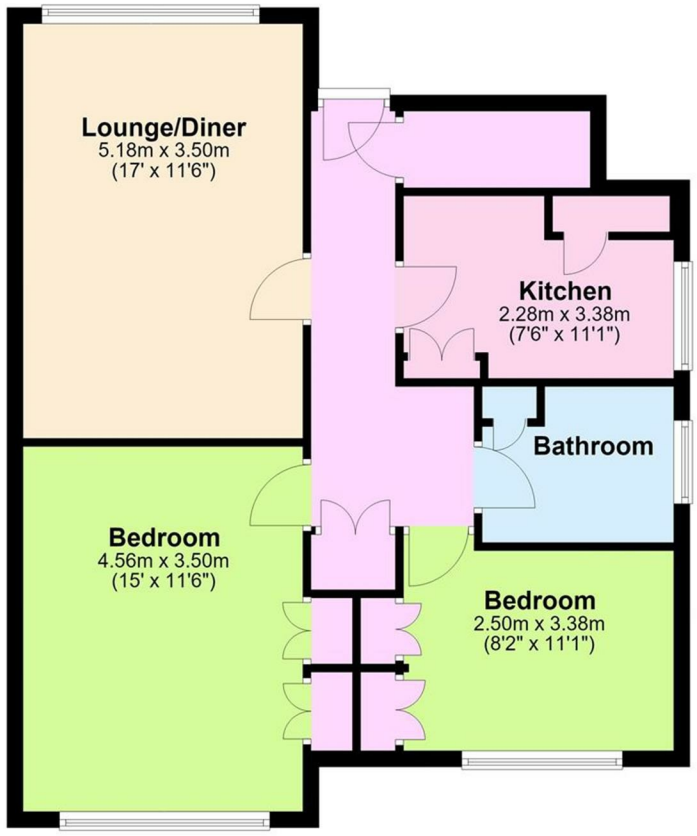
**Bathroom**
***2.40 x 1.95 (7'10" x 6'4")***

**Service Charge**
approximately £150 Per Quarter
(for communal area maintenance)

# Floor Plan Aldsworth Avenue

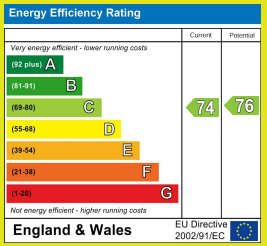
## Floor Plan

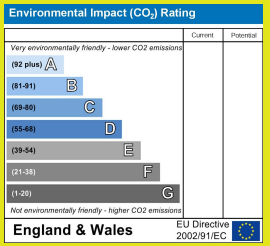
Approx. 70.4 sq. metres (757.5 sq. feet)




Total area: approx. 70.4 sq. metres (757.5 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.

robertluff.co.uk
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR
01903 331567 | goring@robertluff.co.uk

Robert Luff & Co