Robert Luff & Co

Marine Crescent, Goring-By-Sea

Freehold - Asking Price £375,000

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Description

Robert Luff & Co are pleased to present this three double bedroom maisonette flat set over two floors located on Goring seafront. The property offers a generous living space with a total size of 170sqm comprising of three double bedrooms (one with an en-suite), lounge, dining area, large kitchen, sun room, bathroom, further WC and south facing balcony. The property also benefits from two garages, double glazing and gas fired central heating. The second floor bedroom offers direct sea views and the property is situated close to local schools, shops and transport links. The property is being offered with no ongoing chain and internal viewing advised.



Key Features

- Maisonette Flat
- Generous Size with 170sqm of Living Space
- Two Garages
- Chain Free
- Council Tax Band - E
- Three Double Bedrooms
- Sea Views
- South Balcony
- Freehold
- EPC - D











Ground Floor Entrance

Ground Floor Cloakroom
1.74 x 1.08 (5'8" x 3'6")

First Floor Landing

Dining Room
3.33m x 3.03m (10'11" x 9'11")

Lounge
5.15m x 4.10 (16'10" x 13'5")
Door leading to south facing balcony

Balcony
Southerly aspect balcony, accessed via lounge door or hallway door

Sun Room
4.09m x 1.95 (13'5" x 6'4")

Kitchen
4.06m (max) x 3.62m (13'3" (max) x 11'10")

Bedroom One
5.13m (max) x 3.36m (16'9" (max) x 11'0")

Bedroom Three
3.12m x 2.70m (10'2" x 8'10")

Bathroom
1.52 x2.70 (4'11" x8'10")

Stairs From Hall To Second Floor

Bedroom Two
3.51 x 5.28 (narrowing to 3.54m) (11'6" x 17'3" (narrowing to 11'7"))

En-Suite
1.76 x 2.51 (5'9" x 8'2")

Outside

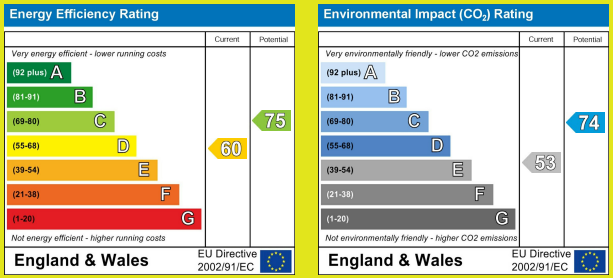
Garages To The Rear
Middle and left hand garage of three.



Floor Plan Marine Crescent



Total area: approx. 170.5 sq. metres (1835.0 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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