



The Waterfront, Goring-By-Sea

Offers In Excess Of
£375,000
Leasehold

- First Floor Flat
- Two Double Bedrooms
- Balcony
- Secure Parking
- Sea View
- EPC - C
- Leasehold
- Council Tax Band - D

Robert Luff & Co are pleased to present this two double bedroom first floor flat located on Goring seafront. The property offers views towards the sea from the private balcony, it has generous bedroom sizes and is finished to a modern standard. There is the benefit of a private parking space in the secure underground car park and is positioned just yards from the beach. Internal viewing advised, vendor suited.

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Accommodation

Entrance hall

Secure entry phone system, storage cupboard housing hot water tank and providing storage, underfloor heating, lino floor.

Lounge / Diner 12'11" x 14'9" (3.94 x 4.50)

Full height double glazed patio door to balcony, full height double glazed window to front and side, views to the west, underfloor heating.

Kitchen 11'0" x 7'10" (3.37 x 2.41)

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl stainless steel sink with mixer tap over, integrated fridge/ freezer, slimline dishwasher, washing machine and chest height oven with neff microwave above, inset 4 point induction hob with extractor over, double glazed window to front, tiled floor, underfloor heating.

Bedroom One 10'6" x 15'10" (3.22 x 4.83)

Measurements to include built in wardrobes providing hanging and shelving, underfloor heating, double glazed window to side.

En-Suite

White bathroom suite, double shower cubical with glass screen and thermostatic shower over, wall mounted wash hand basin with mixer tap over, low level W.C, heated towel rail, part tiled walls, tiled flooring, extractor

Bedroom Two 13'6" x 8'4" (4.14 x 2.56)

Measurements to include built in wardrobes, double glazed window to side, underfloor heating.

Bathroom

White bathroom suite, pvc panel bath with mixer tap over, wall mounted wash hand basin with mixer tap over, low level W.C, wall mounted towel rail, tiled floor, extractor fan.

Balcony

West facing with views towards the sea, space for garden furniture, composite deck, glass and steel balustrade.

Parking

Secure underground parking, space labelled "58"

Agents Note

Service charge & Ground Rent - £235 pcm approx. - Approx - £2820 per annum

Lease - 118 years



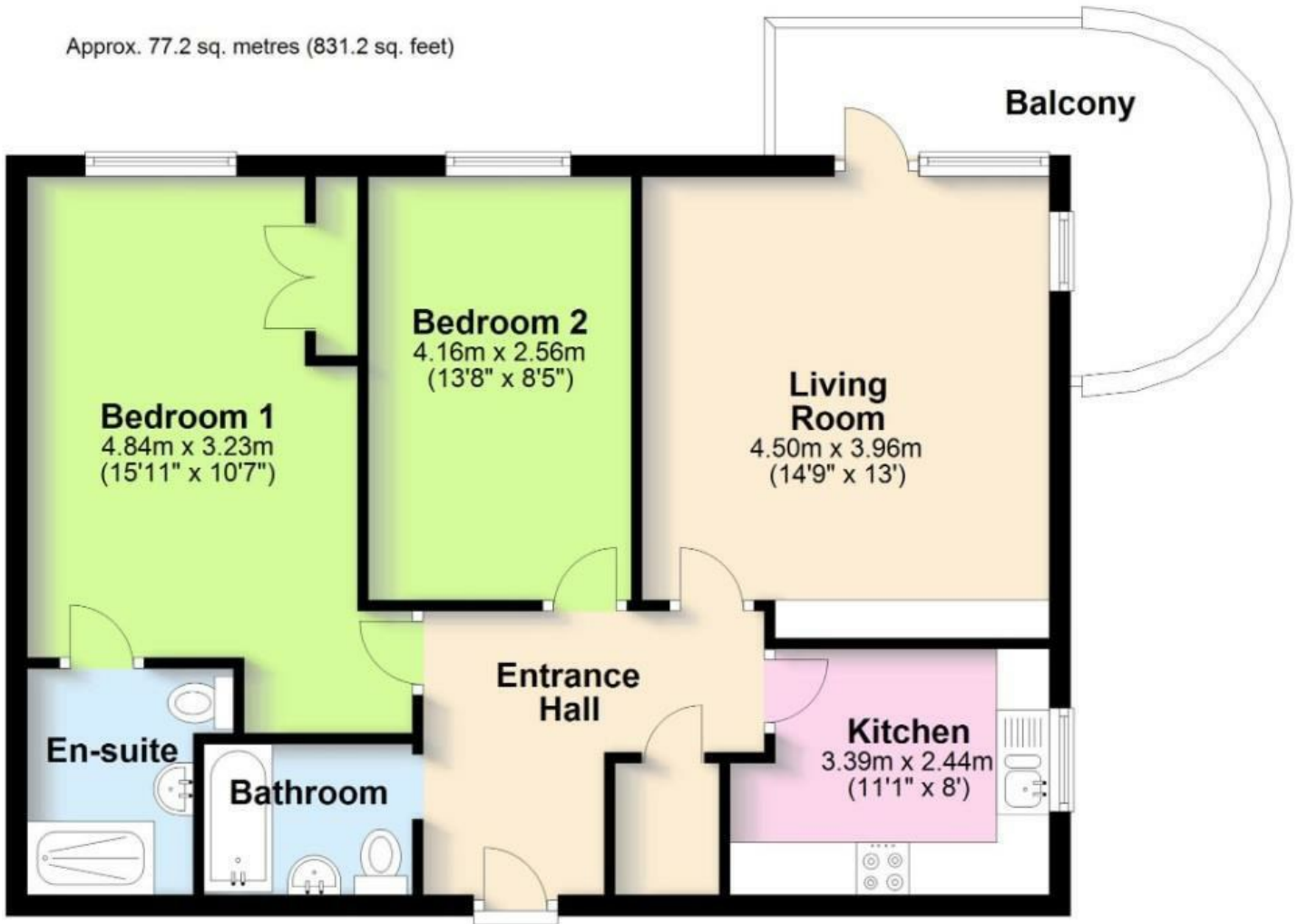
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floorplan

Approx. 77.2 sq. metres (831.2 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.