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1



C



Description

Robert Luff & Co are pleased to present this purpose built ground floor flat located close to the beach in south Goring. the property offers good living space with ample storage arranged as two double bedrooms, lounge/diner, kitchen, bathroom and W.C. The property also benefits a garage, private west facing front garden, double glazing and gas fired central heating. The property is located close to local shops and transport links

Key Features

- Ground Floor Flat
- Private Garden
- South Goring Location
- EPC - C
- Council Tax Band - C
- Two Double Bedrooms
- Garage
- Chain Free
- Freehold



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Robert
Luff & Co



Entrance Hall

Lounge / Diner

4.88 x 3.50 (16'0" x 11'5")

Kitchen

3.19 x 3.00 (10'5" x 9'10")

Bedroom One

4.06 x 3.45 (13'3" x 11'3")

Bedroom Two

3.42 x 2.85 (11'2" x 9'4")



Bathroom

W.C

Front Garden

West facing, private

Garage & Parking

5.19 x 2.52 (17'0" x 8'3")

located to rear, parking to front

Floor Plan Alinora Crescent



Total area: approx. 66.0 sq. metres (710.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	78
		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.

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