



## Marine Crescent, Goring-By-Sea

Offers In Excess Of  
**£455,000**  
Share of Freehold

- First Floor Flat
- Sea View
- Private Garden
- Share of Freehold
- Two Double Bedrooms
- Two Garages
- EPC - TBC
- Council Tax Band - D

Robert Luff & Co are pleased to present this beautifully presented two double bedroom first floor flat located on Goring seafront with direct views of the sea. The property offers great living space, private rear garden, two garages, open plan living and low maintenance charges. It is located close to local amenities, internal viewing advised.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Part obscured double glazed front door with obscured double glazed window to side, storage cupboard housing electric meter and providing hanging and shelving, radiator, stairs to first floor.

### Landing

Two storage cupboards offering hanging and shelving (one housing combi boiler), radiator, loft access with pull down ladder, access to rear garden via private door.

### Lounge / Diner 21'7" x 18'9" (narrowing to 10'0") (6.58 x 5.72 (narrowing to 3.07))

Large bi-fold doors to front with views directly to the sea, two further double glazed windows to side, three radiators, access to kitchen area.

### Kitchen Area 10'11" x 9'7" (3.35 x 2.94)

Measurements to include built in unit. Range of matching floor and wall units with inset stainless sink with mixer tap over, integrated under counter fridge and freezer, integrated chest height double oven with grill, inset four point gas hob with extractor over, space and plumbing for washing machine and dishwasher, tiled floor, double glazed window to rear, breakfast bar area.

### Bedroom One 12'5" x 12'0" (3.79 x 3.68)

Measurements to exclude built in cupboard. Double glazed window to front with views directly to the sea, radiator, built in cupboard offering hanging and shelving.

### Bedroom Two 11'9" x 10'4" (3.59 x 3.17)

Double glazed window to rear, radiator.

### Bathroom

White bathroom suite. PVC panelled bath with mixer tap and shower screen over, vanity unit storage below and surface mounted sink with mixer tap over, heated towel rail, part tiled walls, tiled floor, obscured double glazed window to rear.

### W.C

Low level W.C, wall mounted wash hand basin with mixer tap over, obscured double glazed window to rear, part tiled walls and tiled floor.

### Sun Room 21'10" x 6'5" (6.67 x 1.98)

Part brick and part double glazed construction, polycarbonate roof, access to lounge/diner via bi-fold doors.

### Rear Garden

Mainly laid to lawn, patio section, garden shed with power and lighting, flower and shrub borders, fenced surround, rear access via side gate, part obscured double glazed door to landing.

### Garages

Two garages of wooden board and felt roof construction with up and over main doors, one garage with power and both with lighting, double glazed window to side for one.

### Agents Note

Share of Freehold - 50%

No fixed maintenance

Remainder of a 999 year lease

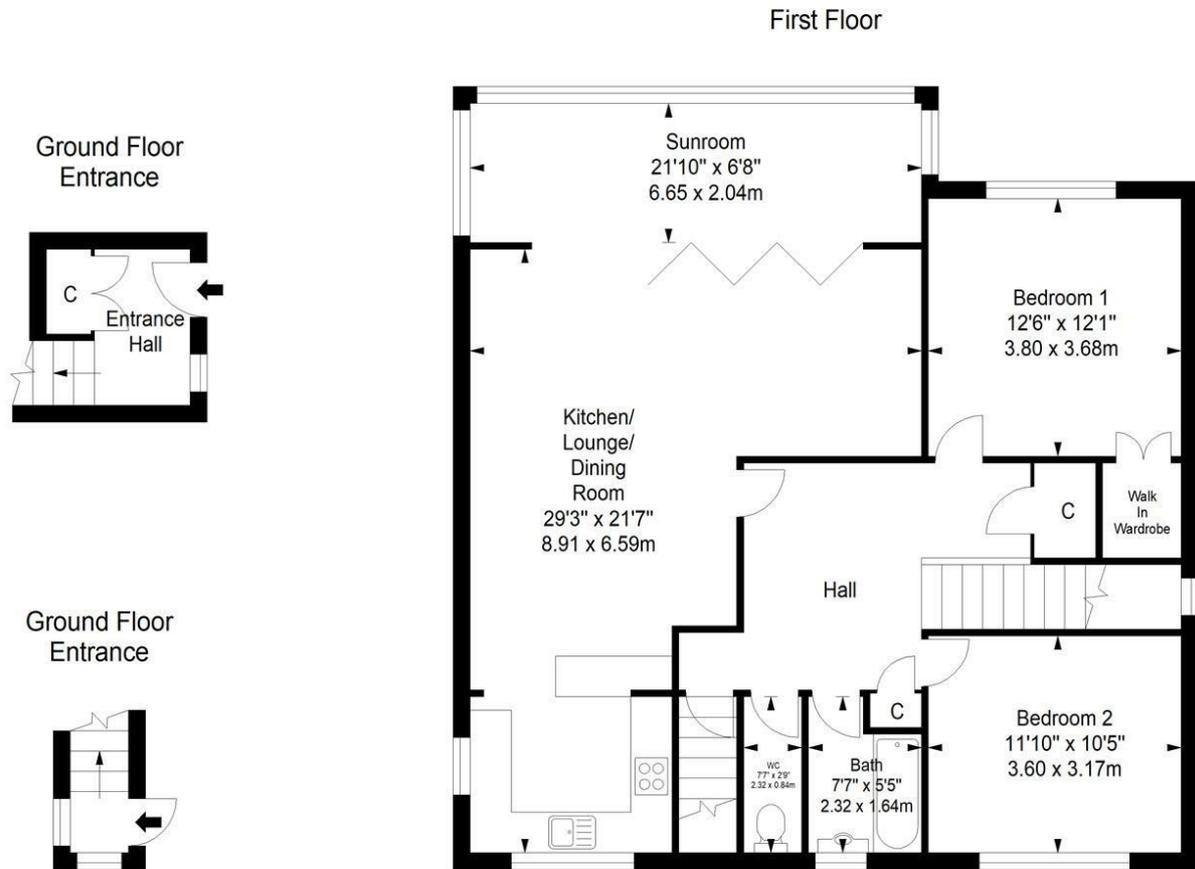


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# Floorplan



Approximate gross internal floor area 116.4 sq m/ 1253.0 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		66	74
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	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.