Robert Luff & Co

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Description

We are pleased to present this spacious first floor purpose built flat located in Goring. The property offers good living accomodation with two double bedrooms and a large lounge/diner, the proeprty also benefits views to the west towards Ferring and Highdown too. There is plenty of storage and a garage in the compound. It is close to local schools, shops and transport links with main line station only a short walk away. Internal viewing advised.

Key Features

- First Floor Flat
- Garage
- West Facing Lounge
- Leasehold
- EPC - TBC

- Two Bedrooms
- Well Presented
- Long Lease
- Council Tax Band - B

Entrance Hall
Secure entry phone system, stairs to first floor

Lounge / Diner
3.57 x 5.72 (11'8" x 18'9")

Kitchen
2.88 x 2.94 (9'5" x 9'7")

Bedroom One
4.99 x 3.13 (16'4" x 10'3")
Measurements to include built in wardrobe.

Bedroom Two
3.81 x 2.34 (12'5" x 7'8")

Bathroom
1.95 x 1.81 (6'4" x 5'11")

Garage
Located in compound, number 6

Agents Note
Lease - 96 years
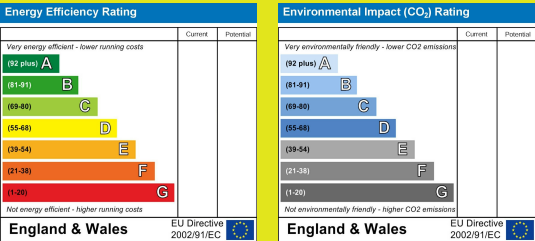Service Charge & Ground Rent - £1,420 PA

Floor Plan
Approx. 62.3 sq. metres (670.2 sq. feet)

Bedroom

Bedroom

Bathroom

Lounge/Diner

Kitchen

Total area: approx. 62.3 sq. metres (670.2 sq. feet)

GORING-BY-SEA

Palatine Rd

The Blvd

Goring Way

Goring Rd

Map data ©2025 Google

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 — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			

England & Wales — EU Directive 2002/91/EC

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