



Goring Road, Goring-By-Sea

Asking Price
£180,000
 Leasehold

- Second Floor Flat
- Modern finish
- South Goring Location
- Long Lease
- Two bedrooms
- South Balcony
- EPC - B
- Gas Central Heating

Robert Luff & Co are delighted to offer for sale this well presented two bedroom second floor located in South Goring. The property benefits a good sized lounge/diner, modern finish and private south facing balcony. It is located close to local schools, shops and transport links with mainline station only 0.7 miles away. The property benefits from a healthy lease and low service charges. Internal viewing advised.

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www.robertluff.co.uk

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Accommodation

Entrance

uPVC part obscured double glazed front door, wooden flooring.

Lounge/Diner 13'9" x 10'3" (4.21 x 3.13)

Double glazed window to front, radiator, wooden flooring, opening to:

Kitchen 7'5" x 6'0" (2.27 x 1.85)

Measurements to include built in units. Range of matching floor and wall units with granite work tops and inset stainless steel sink with mixer tap over. integrated fridge/freezer, washer/dryer, Neff oven and inset AEG ceramic hob with extractor over, wall mounted combi boiler, double glazed window to rear, wooden flooring.

Bedroom One 11'0" x 8'2" (3.37 x 2.49)

Double glazed window to front, radiator.

Bedroom Two 6'0" x 6'0" (1.83 x 1.83)

Double glazed window to front, radiator.

Bathroom 6'3" x 5'10" (1.93 x 1.78)

White bathroom suite, PVC panelled bath with glass screen, mixer tap and shower attachment over, wall mounted wash hand basin with mixer tap over, wall mounted low-level w.c, heated towel rail, wall mounted mirrored unit, tiled floor, tiled walls, extractor fan.

Agents Note

Lease: 116 years remaining

Ground rent: Approx £200 per annum

Service charge: Approx. £300 per annum

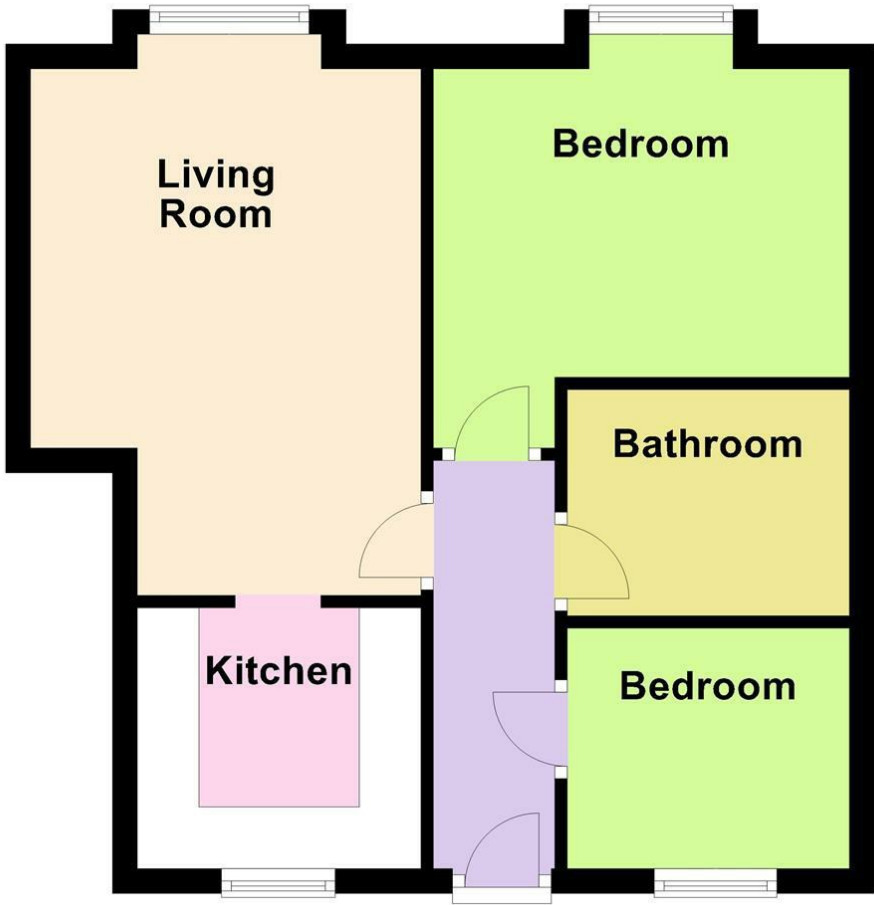


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floor Plan



Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	
(81-91) B	7879
(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 (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(92 plus) A	
(81-91) B	8485
(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.