



Price  
£180,000  
Leasehold

## Goring Road, Goring-By-Sea

- Second Floor Flat
- Sun Balcony
- Low Outgoings
- Close to Local Shops
- EPC Rating - B
- Two Bedrooms
- Modern Fitted Kitchen
- Long Lease
- Living Room
- Council Tax Band - A

We are delighted to bring to market this, this second floor flat in excellent condition in popular Goring-By-Sea. Access via stairs at the rear of the property there is a private, south facing terrace. Two bedrooms, living room, modern bathroom, and modern kitchen with (recently installed) built in oven and hob. Also a recently installed Worcester Bosch Boiler in the kitchen. The flat is double glazed throughout. With low outgoing the property is highly recommended by calling the Goring office on 01903 331567.

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
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**Robert  
Luff & Co**  
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## Accommodation

### Stairs to second floor

#### Hallway

Private entrance with entry phone system. Double glazed door to hallway. Spotlights. Radiator

#### Bedroom 1 11x9 (3.35mx2.74m)

Double Glazed Window and radiator.

#### Bedroom 2 7x6 (2.13mx1.83m)

Double Glazed Window

#### Living Room 15x10 (4.57mx3.05m)

Double Glazed Window, Spotlights, original stripped wooden flooring

#### Bathroom

Tiled throughout, panelled bath with overhead shower, wash hand basin, lower level WC with dual flush and heated towel rail, range of floor and ceiling units.

#### Kitchen 7'3 x 7'4 (2.13m0.91m x 2.13m1.22m)

South Facing double glazed window, Modern worktops, inset sink with mixer tap, integrated Logic Electric Oven with 4 ring hob, integrated washing machine and fridge/freezer, wall mounted Bosch Boiler, spotlights.

#### Lease and Service Charge Information

Ground Rent: £200 PA

Service Charge: £602.50 PA

Years left on lease: 112

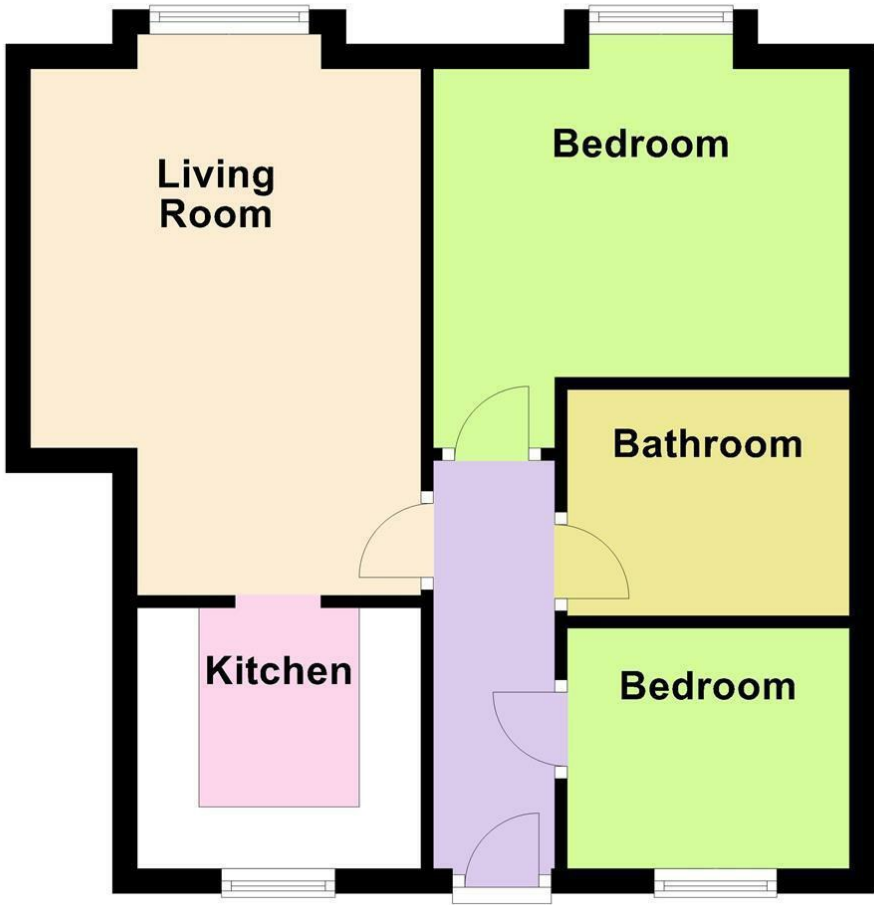


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Floor Plan



| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             |                         |
| Very energy efficient - lower running costs | CurrentPotential        |
| (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 (CO <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
|                                                                 |                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | CurrentPotential        |
| (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 <sub>2</sub> 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.