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Description

This first floor garden flat in sought after Goring-by-sea is freehold, and occupies the whole top floor of the building. The property is situated opposite Goring seafront. This rarely available maisonette is on a bus route, within walking distance of doctors, pharmacy, and local shops. The property has its own brick storage shed, and has its own private entrance with stairs leading to the first floor. There is a spacious hallway with loft hatch, storage cupboards, with shelving and hot water tank. The kitchen overlooking the rear garden is double aspect, double glazed, and is fitted with wall and base units with corner sink. Spaces for usual appliances etc. Corner cupboard houses the Worcester Bosch boiler. The lounge is bright as south facing with sea glimpses, and four separate double glazed windows. The master bedroom is also south facing. bedroom two is also a double, with views over the private rear garden. To the rear of the property, is its own private rear garden, that can be accessed via the front or from South Avenue. There is a garage and driveway with the property, and no ongoing chain.



Key Features

- First Floor Maisonette
- South Facing Lounge
- Garage and Driveway
- Double Glazed
- No Ongoing Chain
- Private Rear Garden
- Two Double Bedrooms
- Freehold
- COUNCIL TAX BAND - C
- EPC - C





Entrance Porch

Hallway

Lounge
4.57m1.52m x 3.66m0.91m
(15"5 x 12"3)

Kitchen
3.66m0.91m x 3.05m0.00m
(12"3 x 10"0)

Bedroom One
3.66m1.22m x 3.66m1.83m
(12"4 x 12"6)

Bedroom Two
3.66m0.61m x 3.35m0.00m
(12"2 x 11"0)

Bathroom

Separate WC

Private Rear Garden

Garage
5.18m0.00m x 3.05m0.30m
(17"0 x 10"1)



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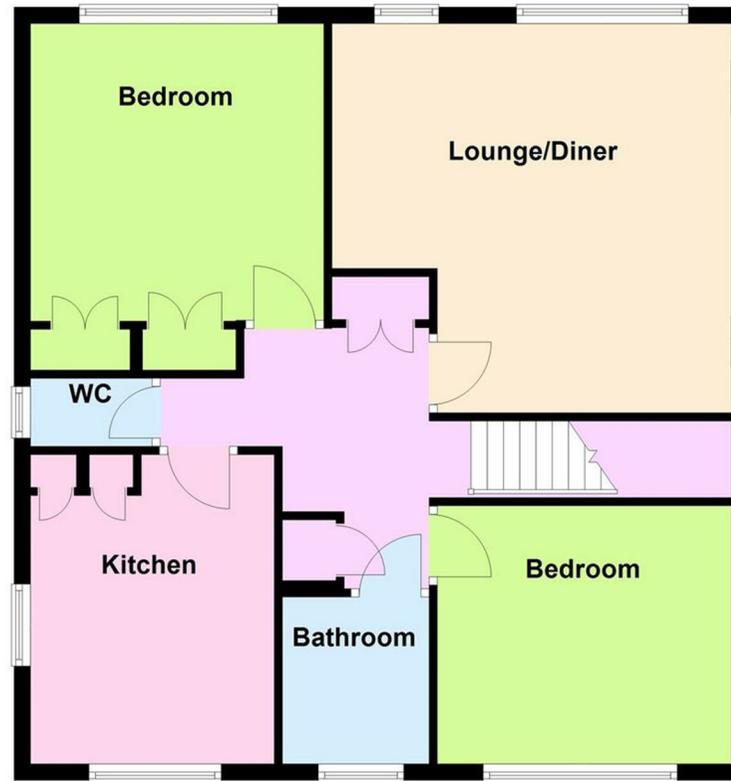
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Floor Plan Eirene Road

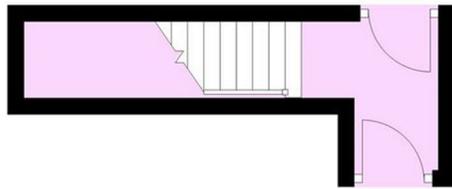
First Floor

Approx. 77.8 sq. metres (837.7 sq. feet)



Ground Floor

Approx. 5.7 sq. metres (61.0 sq. feet)



Total area: approx. 83.5 sq. metres (898.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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