



Offers In Excess Of
£220,000
Leasehold

The Boulevard, Worthing

- Two Double Bedrooms
- Spacious Kitchen with Utility Room
- Large Lounge / Dining Room
- Modern Bathroom
- Garage In Compound
- EPC Energy Rating C (71)
- Non Allocated Parking
- Popular Goring Location
- Long Lease

Robert Luff & Co are delighted to offer to market this well presented first floor flat ideally situated in this popular Goring location close to local schools, shops, parks, bus routes and the train station. Accommodation offers entrance hall, spacious lounge / dining room, two double bedrooms, modern bathroom and kitchen with utility room. Other benefits include a garage in compound and a long lease.

T: 01903 331567 E: goring@robertluff.co.uk
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Accommodation

Communal Entrance

Telephone entry system, stairs to all floors

Entrance Hall

Door to communals, radiator, telephone entry system, wall mounted combi boiler in airing cupboard

Kitchen 8'4" x 10'4" (2.55 x 3.16)

Fitted kitchen with wall and base units, single drainer, electric oven and hob, cooker hood, plumbing and space for dishwasher, tiled splashback, glazed window to side

Utility Room 4'11" x 7'8" (1.51 x 2.36)

Storage space, plumbing and space for washing machine

Living / Dining Room 16'11" x 11'11" (5.18 x 3.65)

Double glazed window to side, electric fireplace, telephone point, two radiators, Television point

Bedroom One 13'8" x 11'11" (4.17 x 3.65)

Double glazed window to side, radiator

Bedroom Two 11'11" x 10'5" (3.64 x 3.20)

Double aspect double glazed windows to side and rear, radiator

Bathroom

Double glazed frosted window to side, p-shaped bath with electric shower over, single pedestal wash hand basin, dual button flush W.C, heated towel rail, partially tiled walls

Parking

Non allocated with permit

Garage

Up and over door

Tenure

The property is leasehold with 936 years remaining on the lease.

Service charges are £1447 per annum with £10 annual ground rent.



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

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Floor Plan

Approx. 72.8 sq. metres (783.2 sq. feet)



Total area: approx. 72.8 sq. metres (783.2 sq. feet)

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		71	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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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.