



Seafield Avenue, Goring-By-Sea

Asking Price
£325,000
 Leasehold

- First Floor Flat
- Sea Views
- Chain Free
- Council Tax Band - C
- Two Double Bedrooms
- Garage
- Leasehold
- EPC - TBC

Robert Luff & Co are pleased to present this light and bright two bedroom first floor flat in need of modernisation ideally situated on Goring seafront. The property offers spacious rooms, a balcony with views to the sea, garage, parking and garden too. It is located close to local shops and transport links and is being offered with a new lease on completion too. Chain free, internal viewing advised.

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

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Accommodation

Entrance Hall

Part obscured double glazed front door, stairs to first floor, double glazed window to side, two storage cupboards.

Hallway

Loft access with pull down ladder, storage cupboard housing hot water cylinder and electric fuse board, radiator.

Lounge / Diner 11'6" x 17'5" (3.51 x 5.31)

This spacious reception room with dining space benefits two double glazed windows to front and side with views of the sea, part double glazed door to balcony with further views to sea, radiator, feature fireplace.

Bedroom One 12'9" x 10'11" (3.89 x 3.33)

Double glazed window to front, radiator, built in storage cupboard

Bedroom Two 9'2" x 11'5" (2.80 x 3.50)

Double glazed window to rear, radiator, built in storage cupboard with some shelving.

Kitchen 13'2" x 7'10" (4.02 x 2.41)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mixer tap over, space and plumbing for fridge/freezer, washing machine and freestanding oven, wall mounted boiler, double glazed window to rear, tiled splash backs, radiator, lino flooring.

Bathroom

Wood panelled bath with thermostatic shower and glass screen over, pedestal wash hand basin, low level w.c, radiator, obscured double glazed window to side, part tiled walls

Rear Garden

Garden area mainly laid to lawn, access from shared drive

Shared Driveway

Shared drive with access to garage, parking located in front of garage

Garage 8'3" x 18'1" (2.52 x 5.52)

Wooden board and felt roof construction, up and over main door with parking to front, double glazed window to side.

Agents Notes

New lease on completion 999 years
25% share of maintenance as required



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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.