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Description

A two double bedroom first floor flat in Goring-by-Sea. "St Richards House" is a small, modern block of apartments, accessed via a driveway that is set back from the road. The apartment is really well presented. The modern living room, being over 20ft in length, is really bright with double aspect windows. There is a south facing "juliette" balcony with double patio doors.

Further accomodation offers two double bedrooms, both with built in wardrobes. A modern tiled bathroom with shower. The kitchen, with breakfast bar, is fully tiled with modern units, with built in oven, hob, dishwasher and washing machine.

Set in communal gardens. The apartment has its own allocated parking space. There are also additional visitor parking spaces.

The property is close to mainline stations, shops, schools, and it is on a bus route. Viewing is highly recommended by calling the Goring office.

Key Features

- Two Bedroom First Floor Flat
- Modern Fitted Kitchen - New Boiler
- Allocated Parking Space
- Juliette Balcony
- Modern Bathroom
- Leasehold
- EPC Rating C
- Council Tax B



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2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

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Communal Entrance

Communal entrance porch (Giving access to only two flats)
Stairs to first Floor.

Hallway

Entry phone system.
Loft hatch.
Radiator.

Living Room/Open Plan Kitchen

6.10mx5.49m (at widest) (20x18 (at widest))

Open plan kitchen. Tiled with range of modern units. Stainless steel sink unit. Integrated fridge and freezer. Four ring BEKO electric oven, with extractor fan. Hotpoint washing machine. Dishwasher.
L shaped living room with double aspect double glazing. South facing "juliette" balcony. Radiators.

Bedroom One

3.05mx2.44m (10x8)

Double glazed. Radiator. Built in Wardrobes.



Bedroom Two

3.05m1.83mx 2.74m (10"6x 9)

Double aspect. Built in wardrobes. Double Glazed. Radiator. Further recess with double glazing.

Bathroom

Modern tiled. Panelled bath with shower. Extractor fan. Frosted double glazed window. Heated towel rail.

External

Attractive, well maintained communal gardens. Private driveway to Richards House.
Designated parking space.
Also visitor parking.

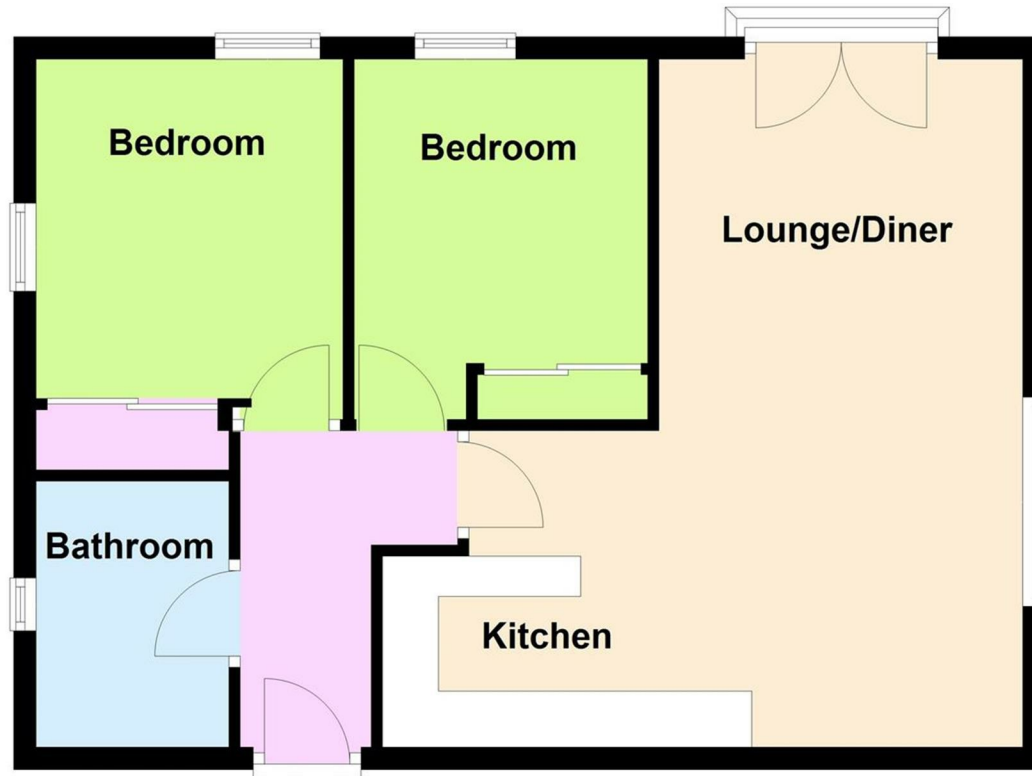
Tenure

Ground Rent: £100 PA
Service Charge: £1568 PA
Lease Length: 109 years remaining

Floor Plan St Richards House, Anson Road

Floor Plan

Approx. 54.0 sq. metres (581.6 sq. feet)



Total area: approx. 54.0 sq. metres (581.6 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			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) 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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