



Asking Price  
**£215,000**  
 Leasehold

## The Strand, Goring-By-Sea

- Top Floor Flat
- Modern Bathroom
- Purpose Built
- Leasehold
- Two Double Bedrooms
- Garage
- EPC Rating - D
- Council Tax Band - B

We are pleased to present this spacious top floor purpose built locate in Goring. he property offers good living accomodation with two double bedrooms and a large lounge/diner, the proeprty also benefits views to the west towards Ferring and Highdown too. There is plenty of storage and a garage too. It is located close to local schools, shops and transport links with main line station only a short walk away. Internal viewing advised.

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**Robert  
 Luff & Co**  
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## Accommodation

### Main Entrance

Secure entry phone system, stairs to second floor, entrance door to property, storage cupboard owned by property, double glazed window to south.

### Entrance Hall

Secure entry phone system, airing cupboard housing hot water tank (replaced in 2020) and providing shelving, storage heater.

### Lounge / Diner 11'5" x 19'1" (3.49 x 5.83)

Large south facing double glazed window to south (fitted 2021), night storage heater.

### Bedroom One 10'5" x 11'9" (3.18 x 3.60)

Double glazed window to side, electric heater, built in storage cupboard offering hanging and shelving.

### Bedroom Two 9'8" x 11'10" (2.97 x 3.61)

Double glazed window to side, electric heater.

### Kitchen 8'11" x 9'4" (2.73 x 2.87)

Measurements to include built in units. Range of matching floor and wall units, with inset one and half bowl ceramic sink with mixer tap over, space and plumbing for fridge/freezer, washing machine and freestanding oven, tiled splash backs, double glazed window to rear, tiled floor.

### Bathroom 6'1" x 6'10" (1.87 x 2.10)

White bathroom suite, pvc panelled bath with thermostatic shower and glass screen over, vanity unit with surface mounted wash hand basin and mixer tap over, storage below and low level W.C, part tiled walls, heated towel rail, wood effect flooring, obscured double glazed window to rear.

### Garage

Brick and wooden board construction, up and over main door - number 50

### Agents Note

Service Charge & Ground Rent - £1,420PA paid half yearly  
Lease Length - 139 years remaining





| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             |                         |
| Very energy efficient - lower running costs | Current                 |
| (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 | Current                 |
| (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.