



Limbrick Lane, Goring-By-Sea

Asking Price
£170,000
Leasehold

- Purpose built top floor flat
- Double bedroom
- West living room
- Fitted kitchen
- Gas fired central heating
- EPC - D
- Long lease
- Communal Garden

Robert Luff & Co are delighted to offer this well presented purpose built top floor flat with a double bedroom, West facing living room, fitted kitchen, modern shower room, gas fired central heating, double glazing and security entryphone system. It is situated in a good location for shops, bus routes and being less than a mile to Goring train station. Other benefits are a long lease and reasonable service charges. Viewing is advised.

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Accommodation

Communal front door

with security entryphone system, stairs to top floor.

Hallway

Double glazed obscured front door into entrance hall, radiator, storage cupboard housing electric meter, loft access providing storage.

Living Room 10'7" x 15'11" (3.23 x 4.86)

Double glazed window, radiator, smooth and coved ceiling with spotlights.

Kitchen 10'7" x 5'11" (3.23 x 1.82)

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 washing machine, tumble drier and and counter fridge and freezer, integrated electric oven with four point gas hob and extractor over, wall mounted combi boiler (approximately 2 years old), tiled splash backs, tiled floor, double glazed window to rear, gas meter housed in cupboard.

Bedroom One 12'8" x 10'6" (3.87 x 3.22)

Measurements not to include built in wardrob with electric circuit breaker fuse board and hanging rail, radiator, double glazed window to front.

Shower Room 6'8" x 5'5" (2.04 x 1.66)

White bathroom suite, wall in double shower with thermostatic shower and glass screen over, vanity unit with wash hand basin and mixer tap over, low level W.C, heated towel rail, Lino flooring, tiled walls, obscured double glazed window to rear, extractor fan,

Agents Notes

Lease: Approx. 111 years remaining

Service Charge, ground rent and insurance: £600 per annum approx.

the property also benefits a communal garden with private brick built storage shed.

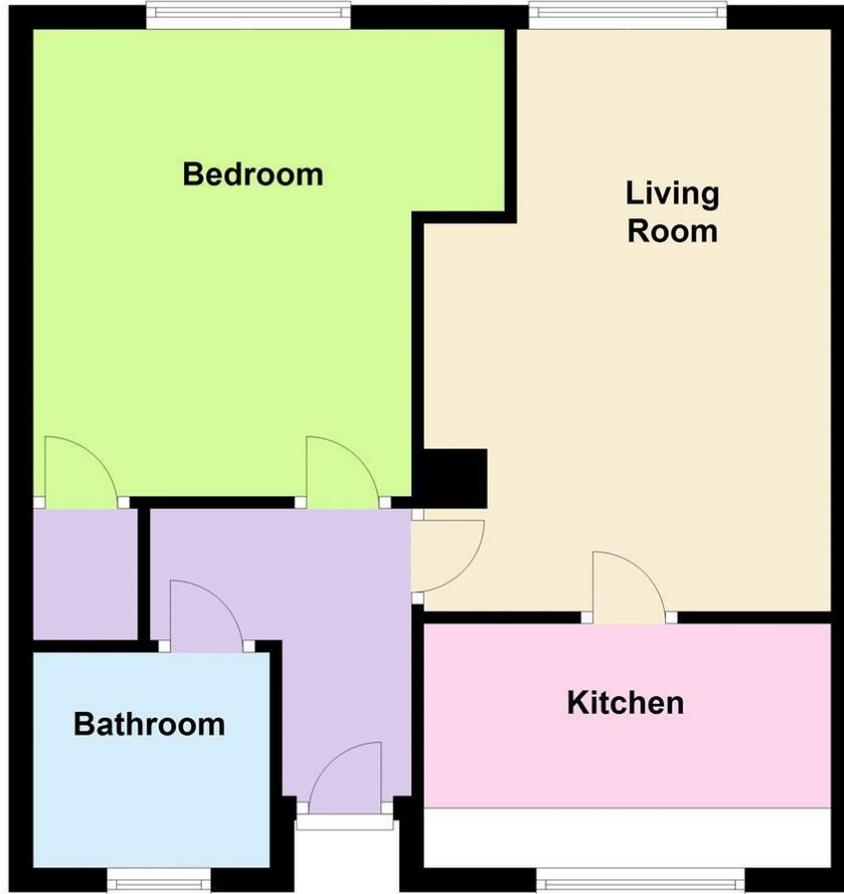


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floor Plan



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		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			
(1-20) G			
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.