Robert Luff & Co

Goring Street, Goring-By-Sea

Leasehold - Price £180,000

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Description

We are pleased to offer this retirement living option, that is aptly named "The Bungalow". Set on the grounds of popular Oakland Court in Goring Street, Goring-by-sea. This two bedroom self contained property is available chain free. There is an On-site warden, and secure entry phone system. The accomodation comprises of, a private entrance to the entrance hall, with generous storage cupboard. Double aspect lounge with patio doors leading out to the private patio and communal gardens. The property has two double bedrooms. Bedroom one, has a separate walk in wardrobe/dressing room. The second bedroom has folding doors, that open up to offer an optional dining room, from the lounge, if preferred. Modern bathroom with wash hand basin, low level WC, and separate shower cubicle. Modern kitchen with built in oven and hob. Location wise its situated on a bus route, close to local shops and pub/restaurant at teh other end of Goring Street. There is also a popular cricket pitch/park close by.

There is a communal laundry room. Externally there are communal gardens, and residents parking.

Length of lease: 87 Years Remaining
Service charge: £2,487 Per Annum
Service charge review period:
Ground rent: £250 Per Annum
Ground rent review period:
Council tax band: C

Key Features

- Two Bedroom Bungalow/Apartment
- Patio Doors To Private Patio
- Chain Free
- Double Glazed and Electric Heaters
- Council Tax Band - C

- Own Private Entrance and Secure Entry Phone System
- Modern Kitchen and Modern Bathroom and Shower
- Separate Dressing Room
- EPC rating - D
- Tenure - Leasehold

Private Entrance
Private front door. Secruity entryphone system

Entrance Hall

Lounge
4.57m x 3.05m0.91m (15 x 10"3)

Kitchen
1.82 x 2.44 (5'11" x 8'0")

Bedroom One
4.01 x 2.44 (13'1" x 8'0")

Bedroom Two
2.00 x 1.97 (6'6" x 6'5")

Bathroom
2.00 x 2.00 (6'6" x 6'6")

Floor Plan
Approx. 50.5 sq. metres (543.9 sq. feet)

Bedroom
4.01m x 2.44m
(13'2" x 8')

Bedroom
2.00m x 1.97m
(6'7" x 6'6")

Lounge/Diner
4.57m x 3.08m
(15' x 10'1")

Walk-in Wardrobe

Bathroom

Kitchen
1.82m x 2.44m
(6' x 8')

Total area: approx. 50.5 sq. metres (543.9 sq. feet)

GORING-BY-SEA

Ferring

Google — Map data ©2026 Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

robertluff.co.uk

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

01903 331567 | goring@robertluff.co.uk

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