



PCM
£1,250 PCM

Goring Street, Goring-by-Sea,

- Top-floor, purpose-built apartment
- Double glazing
- EPC Energy Rating D (60)
- Available Beginning of May
- Two double bedrooms
- Sought-after location close to train stations, shops, schools, and bus routes.
- Council Tax Band - B

** OPEN DAY WEDNESDAY 16TH OF APRIL **

Robert Luff & Co are delighted to offer this top-floor, purpose-built apartment in a sought-after location close to train stations, shops, schools, and bus routes. The property features a security entry phone system and spacious rooms, including a living/dining room with a Juliette balcony, two double bedrooms, a kitchen, and a bathroom/w.c. It also boasts double glazing and modern electric heating.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

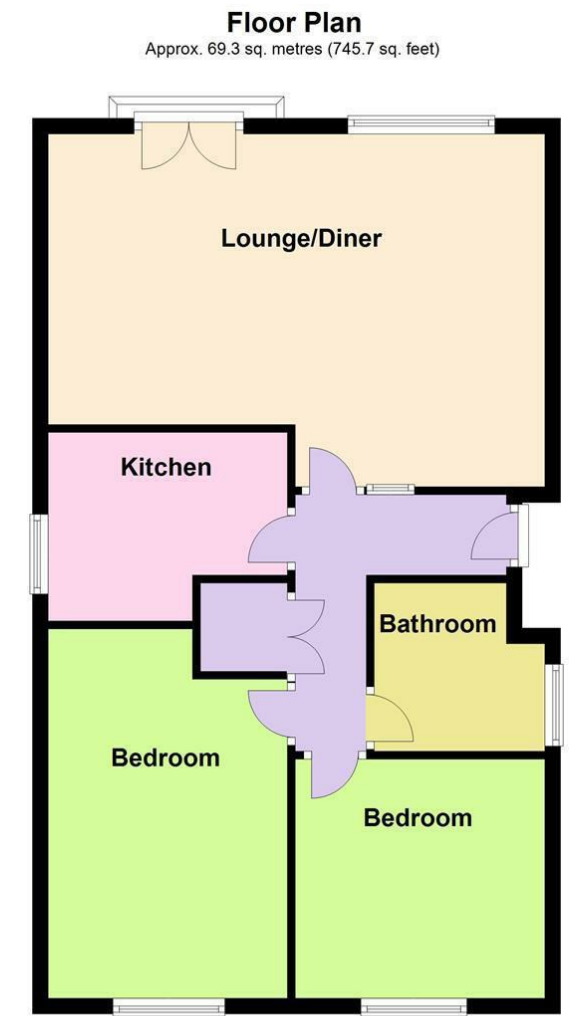
**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk



Total area: approx. 69.3 sq. metres (745.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
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.