

# COMING SOON

Book your viewing now by contacting our Lettings Team



Per Calendar Month

£1,295 Per

- Ground Floor Flat
- Two Double Bedrooms
- Own Rear Garden & Front Garden
- Garage
- EPC Energy Rating D (60)
- Newly refurbished throughout
- New Flooring
- Viewing essential
- Available June 2025

ROBERT LUFT & CO ARE OFFERING FOR RENT A refurbished two double bedroom ground floor flat, offering spacious accommodation with the added benefit of both front and rear private gardens. Located in a highly sought-after area, the property is conveniently positioned close to the seafront and the shops and amenities of Goring Road.

The accommodation comprises an entrance hall, a reception room, two bedrooms, a fitted kitchen, and a modern shower room. The property further benefits from gas central heating, double glazing, and a private garage—ideal for parking or storage.

Recently redecorated throughout and featuring new flooring, the flat is presented in excellent condition and is available from June 2025.

Viewing is essential



## Accommodation

Entrance porch with further door to

### Entrance Hall

Airing cupboard with radiator, display units, radiator.

**Lounge 16'11" (to centre of bay) x 12'9" max (5.16m (to centre of bay) x 3.89m max)**

Double glazed bay window, radiator, fire place surround with electric fire.

**Kitchen 9'8" x 8'11" (2.95m x 2.72m)**

Brand new vinyl flooring, built in cupboards, radiator, door to rear garden, double glazed window, An electric cooker will be supplied.

**Bedroom One 13'3" x 12'8" (4.04m x 3.86m)**

Two radiators, built in cupboard, door to rear garden.

**Bedroom Two 12'11" x 9'11" (3.94m x 3.02m)**

Brand new carpet, radiator, double glazed bay window.

### Shower Room

Step in shower cubicle, wash hand basin, radiator, double glazed window.

### Separate W.C

W.C, double glazed window.

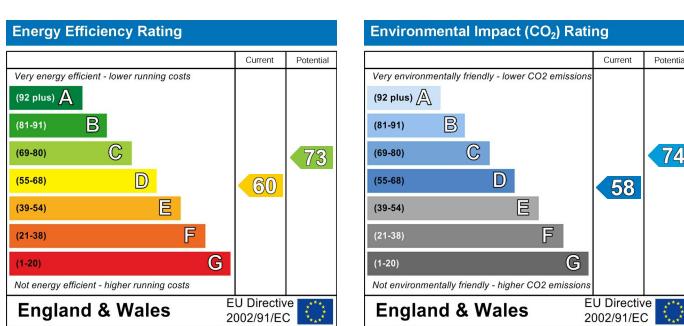
### Outside

Enclosed rear garden with direct access from the flat, Front garden

### Garage



## Floorplan



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.