



PCM  
£1,200 PCM

## Montrose Close, Goring-By-Sea

- Two bedroom Ground Floor Flat
- Modern fitted kitchen
- EPC Rating D
- Sought after Goring position
- Modern fitted bathroom
- Available NOW !!

Robert Luff & Co are delighted to offer for rent this well-presented two-bedroom ground floor flat, positioned within a purpose-built block in a peaceful close in highly sought-after Goring-by-Sea.

This inviting property offers comfortable, well-arranged accommodation and is ideal for those seeking a convenient coastal location with good access to local amenities and transport links.

The flat features a bright and spacious living area with ample room for both lounge and dining furnishings, creating an ideal space for relaxation or entertaining. The modern fitted kitchen provides a range of cupboards and work surfaces, along with space for appliances, making it both practical and functional for everyday use.

There are two well-proportioned bedrooms, each offering comfortable accommodation and versatility for use as sleeping space, a home office, or guest room. The property also benefits from a contemporary bathroom/W.C. fitted with a clean and neutral suite.

Additional features include double glazing throughout

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## Accommodation

### Communal Entrance Hall

With entryphone system and door to communal Hallway. Front door to:

### Entrance Hall

Two storage cupboards, one being a walk in one, new carpets.

### Living Room 16'6" x 10'6" (5.03 x 3.20)

Double glazed window, TV point, new carpets, night storage heater.

### Kitchen 10'6" x 8'9" (3.20 x 2.67 (3.19 x 2.66))

Measurements to include built in units. Matching range of floor and wall units with inset stainless steel single bowl single drainer sink unit with mixer tap and work top surfaces. Space for cooker and plumbing and space for washing machine, new lino flooring, double glazed window.

### Bedroom One 12'9" x 9'10" (3.89 x 3.00)

Double glazed window, night storage heater, new carpets.

### Bedroom Two 8'10" x 8'6" (2.69 x 2.59)

Double glazed window, night storage heater, new carpets.

### Bathroom/W.C

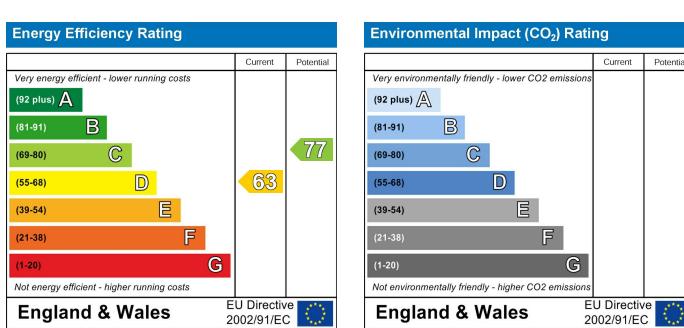
Obscured double glazed window, airing cupboard with hot water tank and slatted shelving, low-level W.C, pedestal wash hand basin, tiled cast iron bath with shower unit over, tiled walls, new lino flooring,

### Outside

Communal gardens surround the block and there is a brick storage shed allocated to the flat.



## 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.