



Offers In Excess Of
£210,000
Leasehold

The Boulevard, Worthing

- Two Double Bedrooms
- Spacious Kitchen with Utility Room
- Large Lounge / Dining Room
- Modern Bathroom
- Garage In Compound
- EPC Energy Rating C (71)
- Non Allocated Parking
- Popular Goring Location
- Long Lease

Robert Luff & Co are delighted to offer to market this well presented first floor flat ideally situated in this popular Goring location close to local schools, shops, parks, bus routes and the train station. Accommodation offers entrance hall, spacious lounge / dining room, two double bedrooms, modern bathroom and kitchen with utility room. Other benefits include a garage in compound and a long lease.

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Accommodation

Communal Entrance

Telephone entry system, stairs to all floors

Entrance Hall

Door to communals, radiator, telephone entry system, wall mounted combi boiler in airing cupboard

Kitchen 8'4" x 10'4" (2.55 x 3.16)

Fitted kitchen with wall and base units, single drainer, electric oven and hob, cooker hood, plumbing and space for dishwasher, tiled splashback, glazed window to side

Utility Room 4'11" x 7'8" (1.51 x 2.36)

Storage space, plumbing and space for washing machine

Living / Dining Room 16'11" x 11'11" (5.18 x 3.65)

Double glazed window to side, electric fireplace, telephone point, two radiators, Television point

Bedroom One 13'8" x 11'11" (4.17 x 3.65)

Double glazed window to side, radiator

Bedroom Two 11'11" x 10'5" (3.64 x 3.20)

Double aspect double glazed windows to side and rear, radiator

Bathroom

Double glazed frosted window to side, p-shaped bath with electric shower over, single pedestal wash hand basin, dual button flush W.C, heated towel rail, partially tiled walls

Parking

Non allocated with permit

Garage

Up and over door

Tenure

The property is leasehold with 936 years remaining on the lease.

Service charges are £1447 per annum with £10 annual ground rent.



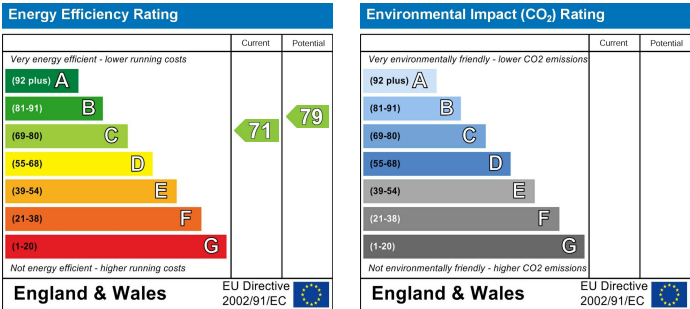
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Total area: approx. 72.8 sq. metres (783.2 sq. feet)



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