



Goring Street, Goring-By-Sea

£250,000
Leasehold

- Spacious ground floor flat
- Two double bedrooms
- Close to mainline railway station, local shops and amenities
- Superb re-fitted kitchen and bathroom
- Gas fired central heating and double glazing
- EPC - C
- Single garage
- Extended lease

Robert Luff & Co are pleased to offer for sale this spacious purpose built, ground floor flat with private entrance and situated near to Goring train station. The property is well presented and offers an enclosed entrance porch, spacious West facing lounge overlooking the communal gardens, superb re-fitted kitchen, two spacious double bedrooms and a re-fitted bathroom. There is also gas fired central heating and double glazing. Outside there are well maintained communal gardens, off road parking and a single garage in a compound. The property also benefits from an extended lease with 133 years remaining.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Porch

Obscured double glazed front door with obscured double glazed window to front and side, lino flooring, door to hallway.

Hallway

Three storage cupboards, one housing meters, radiator.

Lounge/Diner 16'8" x 11'7" (5.08 x 3.53)

Large double glazed window to rear overlooking the garden, radiator.

Kitchen 10'11" x 7'11" (3.33 x 2.41)

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl stainless steel sink with mixer tap over and inset integrated oven with inset four point induction hob with extractor over, integral fridge/freezer, washing machine, combi boiler enclosed in cupboard, double glazed window to side, lino flooring, tiled splashbacks.

Bedroom One 17'2" x 11'5" (5.23 x 3.48 (5.22 x 3.49))

Measurements to include built in cupboard offering hanging and shelving space, large double glazed window to front, radiator.

Bedroom Two 14'6" x 9'10" (4.42 x 3.00 (4.43 x 2.99))

Measurements to include built in storage cupboard offering hanging and shelving, double glazed window to rear, radiator.

Garage

Located in a compound to the north, up and over door, accessed via Goring Street.

Communal Gardens

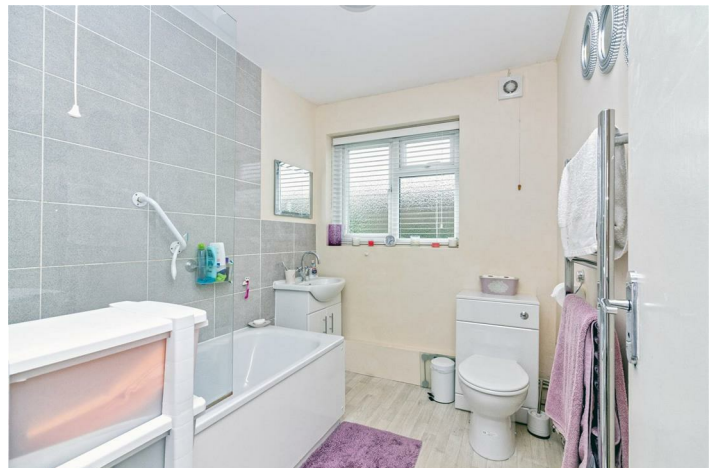
Communal gardens surround the property, primarily West facing.

Parking

Non allocated off road parking.

Agents Note

Lease 189 years from 1962 - 130 years remaining
Maintenance £916 Per annum
Ground rent £110 Per annum

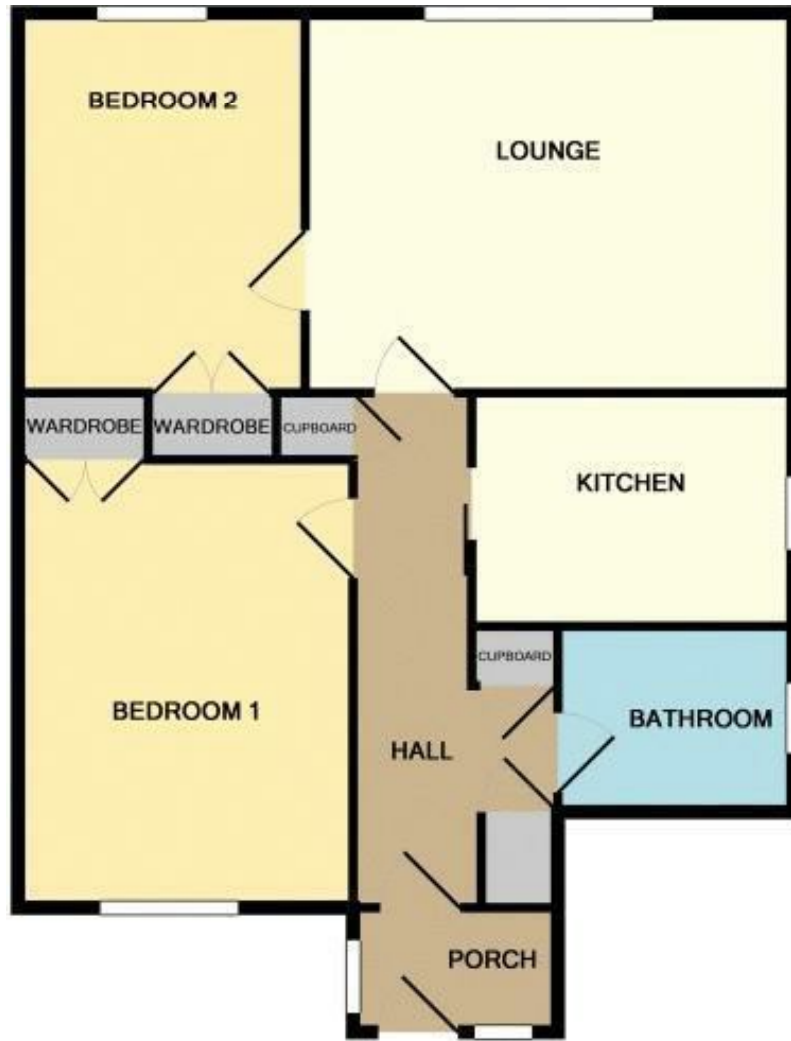


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floorplan



TOTAL APPROX. FLOOR AREA 76.2 SQ.M. (820 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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