



Robert
Luff & Co
Residential Sales & Lettings
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FOR SALE



Marine Crescent, Goring-By-Sea

- Ground Floor Flat
- Garden
- Seafront Location
- Generous Rooms
- Two Double Bedrooms
- Garage
- EPC - E
- Chain Free

Asking Price
£375,000
Freehold

Robert Luff & Co are pleased to present this spacious two double bedroom ground floor flat located on the seafront in Goring. The property offers generous room sizes and private garden to the front. There is also the benefit of a garage, gas fired central heating and double glazing. It is located close to transport links and local shops, the Goring road amenities are only 0.5 miles away. Within a short walk is the local Goring beach as well and the pharmacy and Phoenix doctors surgery. Marine crescent is in need of modernisation and is being offered with no ongoing chain.

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Accommodation

Sun Room 17'10" x 8'2" (5.44 x 2.50)

Part obscured double glazed front door, double glazed windows to front, internal glazed door to hall.

Outer Hallway

Radiator, internal glazed door to inner hallway

Inner Hallway

Radiators, two storage cupboards offering hanging and shelving and housing the gas meter and hot water tank.

Lounge/Diner 20'4" max x 15'10" (6.21 max x 4.83)

'L' shaped room, two double glazed windows to front and side, feature fireplace with gas fire, stone inset and hearth, two radiators, serving hatch to kitchen.

Kitchen 11'10" x 9'6" (3.61 x 2.90)

Measurements to include built in units. Range of matching floor and wall units with inset sink, space and plumbing for fridge/freezer, washing machine and dishwasher, freestanding oven, lino flooring, tiled splashbacks, double glazed window to rear, part obscured double glazed door to rear porch, floor standing boiler.

Bedroom One 15'7" x 11'10" (4.77 x 3.63)

Double glazed window to front, radiator, built in storage cupboard.

Bedroom Two 12'10" x 11'2" (3.92 x 3.42)

Double glazed window to rear, radiator, built in wardrobes offering hanging and shelving, wash hand basin with storage below.

Bathroom

Wooden panelled bath with mixer tap over, low-level w.c, pedestal wash hand basin, radiator, double glazed window to rear, part tiled walls.

W.C.

Low-level w.c, double glazed window to rear, part tiled walls.

Rear Porch

Full height double glazed patio door to drive, tiled floor

Front Garden

Mainly laid to lawn, low-level retaining wall, path to door, flower and shrub borders, outside tap to side of property.

Garage

Up and over main door, wooden board and felt roof, power and lighting, access to front via drive.



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

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Floor Plan

Approx. 106.1 sq. metres (1142.2 sq. feet)



Total area: approx. 106.1 sq. metres (1142.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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	

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	

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.