



Offers In Excess Of
£300,000
Freehold

Boxgrove, Goring-By-Sea, Worthing

- Ext End of Terrace House
- Three Bedrooms
- West Rear Garden
- Living/Dining Room
- Shower Room/w.c
- EPC Rating - C
- 16'3" Kitchen
- Sole Agents
- Gas Heating
- Viewing Advised

Robert Luff & Co are delighted to offer this well presented Extended End of Terraced House situated in Goring with its good proximity to shops, schools, mainline railway station and bus routes. The property in brief has living/dining room, extended fitted kitchen, three bedrooms, shower room/w.c. Outside is a landscaped west facing rear garden and other benefits include gas central heating and double glazing. Internal Viewing is recommended to be fully appreciated.

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Accommodation

Entrance Porch

obscure double glazed window and front door and further door to

Entrance Hall

radiator, wall mounted control unit for central heating, door to

Living/Dining Room 23'2" x 11'6" > 7'4" (7.08 x 3.53 > 2.25)

two double glazed windows to the front and rear of the room, providing a double aspect, fireplace with inset gas fire, two radiators, wall light point, under stairs cupboard housing meters, door to

Kitchen 16'3" x 8'9" > 7'0" (4.97 x 2.68 > 2.15)

measurements to include fitted units and having a single bowl, single drainer sink unit with mixer tap, cupboards under and over work top surfaces, plumbing and space for washing machine, cooker and fridge freezer, part tiled walls, double glazed window and obscured double glazed door overlooking and giving access onto the rear garden

First Floor Landing

access to loft space, radiator

Bedroom One 10'6" x 8'6" (3.21 x 2.599)

range of wardrobes and airing cupboard along one wall with mirror fronted sliding doors housing hanging rail and Worcester wall mounted gas fired Combi central heating boiler & slatted shelving, window & radiator

Bedroom Two 9'8" x 7'6" (2.97 x 2.3)

measurement not to include built in wardrobe, radiator and double glazed window

Bedroom Three 7'1" x 6'5" (2.164 x 1.96)

measurements not to include elevated storage cupboard, radiator and double glazed window

Shower Room/u.c

step in shower cubicle, wash hand basin with cupboard below, low level u.c, tiled walls, obscured double glazed window, radiator

Outside

Front Garden

laid to coloured stones and shaped borders for ease of maintenance, access to rear garden

West Rear Garden

laid to a combination of decking and astro turf area, garden shed, enclosed by panel fencing



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

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Total area: approx. 73.4 sq. metres (790.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	74		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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.