



Asking Price  
£360,000  
Freehold

## Boxgrove, Goring-By-Sea

- Ext Semi Detached House
- No Chain
- Three Bedrooms
- Three Reception Rooms
- Cloakroom/w.c
- EPC Rating - C
- Freehold
- Council Tax Band - C
- Garage
- Viewing Advised

An Extended Semi Detached House being situated in the popular location of Goring-by-Sea which is close to Shops, schools, public transport, access to the South Downs and the beach being just over a mile away. The property which is being sold with no chain has accommodation comprising of three bedrooms, three reception rooms, fitted kitchen and Shower Room/w.c, cloakroom/w.c, garage and driveway and attractive gardens. Other benefits include gas fired central heating and double glazing. Internal Viewing is recommended

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## Accommodation

### Entrance Porch

double glazed front door and window, door to

### Living Room 14'1" x 13'1" (4.3 x 4.008)

measurement not to include staircase which is situated in this rooms, two radiators, double glazed window, fireplace, two wall light points, smooth and cove ceiling, under stairs cupboard which houses gas and electric meters and electric circuit breaker fuse box, door to kitchen and opening through to

### Dining Room 10'10" x 9'5" (3.31 x 2.89)

smooth and cove ceiling, radiator and bi folding double glazed doors to

### Reception Room 9'2" x 8'10" (2.8 x 2.71)

two radiators, double glazed windows and doors onto the rear garden, pitched double glazed atrium roof, door to

### Inner Hallway

door to kitchen, outside and

### Cloakroom/u.c

low level u.c, wash hand basin, obscured double glazed window, part tiled walls, heated towel rail, smooth and cove ceiling

### Kitchen 11'6" x 7'2" (3.51 x 2.2)

Measurements to include built in units and comprising one and a half bowl, single drainer sink unit, range of units over and under the work surfaces, extractor unit. Appliances included if required are cooker, washing machine, slimline dishwasher, fridge freezer and tumble dryer. Double glazed window, part tiled walls, smooth and cove ceiling with spotlights

### First Floor Landing

Accessed via stairs from the living room, double glazed window, smooth and cove ceiling, access to loft space that houses the central heating boiler

### Bedroom One 13'2" x 10'3" (4.014 x 3.143)

,measurements not to include built in airing cupboard with shelving, smooth and cove ceiling, radiator, double glazed window

### Bedroom Two 11'6" x 8'11" (3.52 x 2.73)

smooth and cove ceiling, radiator and double glazed window

### Bedroom Three 9'10" x 6'5" (3.00 x 1.98)

measurements are to include built in cupboard that houses shelving and the bulkhead

### Shower room/u.c

Step in Double shower cubicle, low level u.c, wash hand basin, part tiled walls, obscured double glazed window, heated towel rail, smooth and cove ceiling with spotlights

### Outside

#### Front Garden

laid to lawn, flower and shrub borders

#### Driveway

providing of road parking, water tap, and having a gate and fence panel leading to

#### Garage 17'4" x 6'9" (5.3 x 2.07)

which currently has no vehicle access as the door has been blocked up. It has power and lighting and a double glazed personal door onto the rear garden,

#### Rear Garden

laid to patio, lawn, flower and shrub borders, shed and enclosed by fencing



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

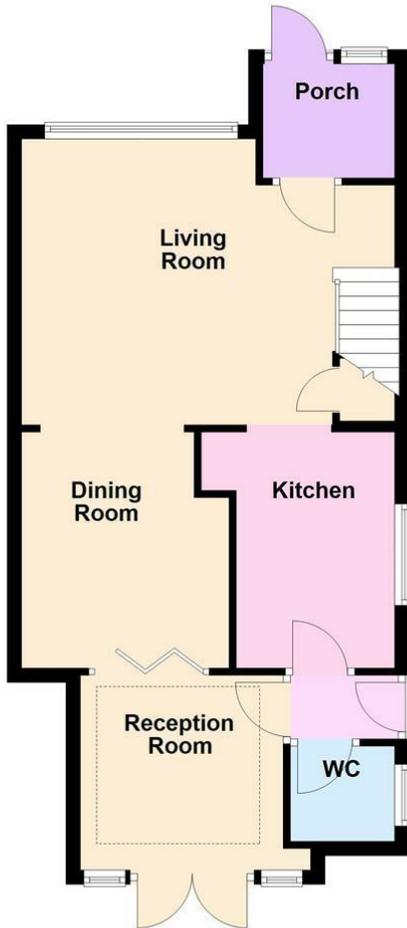
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# Floorplan

## Ground Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 90.7 sq. metres (976.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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