



4



2



2



Description

Robert Luff & Co are please to present this extended four bedroom detached house located in a quiet cul de sac Goring. The living accomodation comprises two double bedrooms, a further single and family bathroom upstairs. Downstairs includes a further bedroom and shower room, a large dining space, and open kitchen family room with double doors to the garden and a utility room. There is parking for multiple cars, a south facing rear garden, double glazing and gas fired central heating. It is located close to local schools, shops and transport links with mainline station a short walk away. The property must be viewed to be appreciated.



Key Features

- Detached House
- Extended
- South Garden
- Quiet Location
- EPC - TBC
- Four Bedrooms
- Two Bathrooms
- Open Plan
- Council Tax Band - D
- Freehold





Porch
1.60 x 1.20 (5'2" x 3'11")

Lounge
4.04 x 5.48 (13'3" x 17'11")

Kitchen / Diner
5.65 x 5.65 (18'6" x 18'6")

Bedroom
1.87 x 5.11 (6'1" x 16'9")

En-suite Shower Room
1.71 x 1.84 (5'7" x 6'0")

First Floor Landing

Utility Room
2.51 x 1.87 (8'2" x 6'1")

Bedroom
3.10 x 3.52 (10'2" x 11'6")

Bedroom
3.88 x 3.25 (12'8" x 10'7")

Bedroom
2.89 x 2.01 (9'5" x 6'7")

Bathroom
1.86 x 2.29 (6'1" x 7'6")

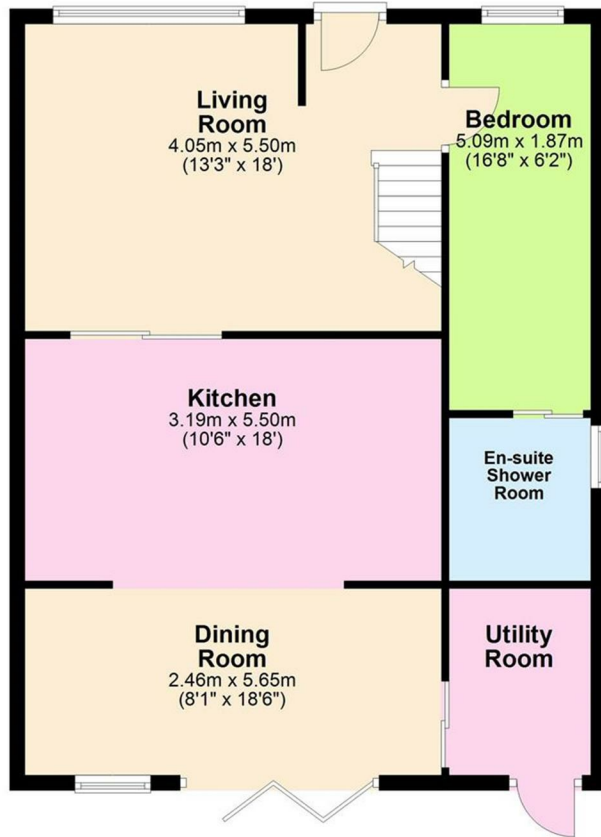
Rear Garden
South facing, mainly laid to lawn

Front Garden
Laid to hard standing with parking for multiple cars



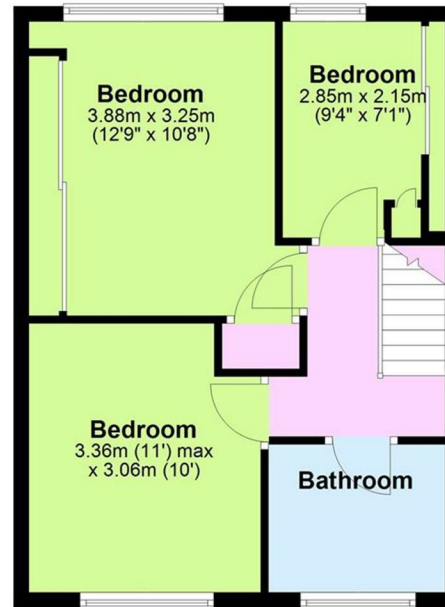
Floor Plan Crossways Avenue

Ground Floor
Approx. 73.5 sq. metres (790.7 sq. feet)



Total area: approx. 114.2 sq. metres (1229.6 sq. feet)

First Floor
Approx. 40.8 sq. metres (438.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(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	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.

robertluff.co.uk

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

01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co