Robert Luff & Co

Shaftesbury Avenue, Goring-By-Sea

Freehold - Offers In Excess Of £825,000

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Robert Luff & Co are pleased to present this substantial five bedroom Art Deco detached family home with over 200 Sqm of living space located in Goring. The property is set over three floors and is beautifully presented. On the top floor are two double bedrooms and a shower room. The first floor offers three further double bedrooms, a shower room and laundry room. The ground floor benefits a generous size living room, dining room, kitchen / breakfast room, study, W.C and garden conservatory. There are beautifully maintained wrap around gardens, a garage, workshop, two south & east facing roof terraces, off road parking for multiple vehicles, and benefits from an EV charger. It is conveniently positioned close to local schools, shops and transport links with mainline station only a short walk away. The property must be viewed to be fully appreciated.

Key Features

- Art Deco Detached House
- Five Bedrooms
- Beautifully Presented
- Two Shower Rooms
- Corner Plot
- Garage & Workshop
- Three Reception Rooms
- EPC - D
- Freehold
- Council Tax Band - E

Entrance Hall

Lounge
5.49 x 4.79 (18'0" x 15'8")

Dining Room
4.48 x 4.88 (14'8" x 16'0")

Kitchen / Breakfast Room
7.36 x 2.99 (24'1" x 9'9")

Study
2.42 x 4.26 (7'11" x 13'11")

W.C
0.99 x 1.51 (3'2" x 4'11")

First Floor Landing

Bedroom One
5.51 x 4.59 (18'0" x 15'0")

Bedroom Two
4.87 x 4.48 (15'11" x 14'8")

Bedroom Three
2.41 x 4.26 (7'10" x 13'11")

Shower Room
2.06 x 2.92 (6'9" x 9'6")

Laundry Room
1.84 x 1.54 (6'0" x 5'0")

Second Floor Landing

Bedroom Four
2.41 x 4.25 (7'10" x 13'11")

Bedroom Five
3.08 x 2.73 (10'1" x 8'11")

Shower Room
2.04 x 1.77 (6'8" x 5'9")

Door to:
Roof terraces facing south and west with views towards the sea and south downs.

Garage
5.30 x 3.03 (17'4" x 9'11")

Workshop
3.03 x 2.74 (9'11" x 8'11")

Conservatory
3.68 x 2.62 (12'0" x 8'7")

Agent Note:
In accordance with the Estate Agents Act 1979, we hereby disclose that the seller of this property is related to an employee of Robert Luff & Co.

robertluff.co.uk

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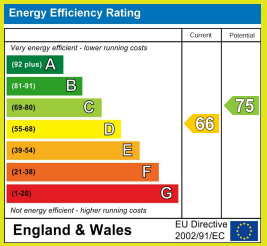
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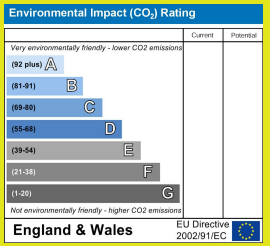
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Floor Plan Shaftesbury Avenue









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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