



North Avenue, Worthing



Asking Price
£350,000
Freehold

- Detached Bungalow
- Vacant Possession
- Three Bedrooms
- Council Tax Band - C
- Driveway
- CASH BUYERS ONLY
- Freehold
- EPC Rating - E
- Non- Standard
- Living/dining room

** OPEN EVENT SATURDAY 14TH JANUARY 2023 - STRICTLY BY APPOINTMENT ONLY **
Robert Luff & Co are delighted to offer to CASH BUYERS ONLY this Non-Standard Construction Detached Bungalow situated in a sought after location of south Goring being just off the beach and having good local amenities including shops, cafes, restaurants, bus routes in proximity. The bungalow which requires complete modernisation currently has a spacious living/dining room, three bedrooms, kitchen/breakfast room, bathroom/w.c. Outside are front and rear gardens and a driveway. Viewing is advised

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Porch

with front door leading to

Entrance Hall

radiator, storage cupboard, access to loft space, door to side access and store area

Living/Dining room 18'1" x 11'11" (5.53 x 3.65)

two windows, radiator, door to bedroom three

Kitchen 15'11" x 10'5" (4.86 x 3.2)

Maximum Measurements - sink unit, radiator, windows, floor mounted boiler

Bedroom One 11'5" x 8'5" (3.5 x 2.59)

radiator and window

Bedroom Two

window

Bedroom Three 9'6" x 8'6" (2.9 x 2.61)

accessed via living room, radiator, window door to kitchen (currently blocked)

Bathroom/w.c

bath, low level w.c, radiator, window and sink

Outside

Driveway

to the side of the property

Front Garden

lawn and shrubs, side access gate to

Rear Garden

lawn, shrubs, garden shed

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

T: 01903 331567 E: goring@robertluff.co.uk

www.robertluff.co.uk

Floor Plan

Approx. 83.3 sq. metres (896.4 sq. feet)



Total area: approx. 83.3 sq. metres (896.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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.