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1



1



C



## Description

Robert Luff & Co are pleased to present this two bedroom detached bungalow located in popular south Goring. The property is well presented with beautifully maintained mature gardens. The property offers two bedrooms, lounge/diner, kitchen, bathroom and W.C. It is positioned in a quiet area with popular Goring beach only 0.2 miles away. It is located close to local bus stops and shops with the doctors surgery nearby too. Internal viewing advised.



## Key Features

- Detached Bungalow
- Beautifully Finished
- Chain Free
- EPC - C
- Council Tax Band - C
- Two Bedrooms
- Parking
- Close to Beach
- Freehold





**Entrance Porch**

**1.13 x 3.50 (3'8" x 11'5")**

**Lounge / Diner**

**3.17 x 6.59 (10'4" x 21'7")**

**Kitchen**

**2.45 x 2.72 (8'0" x 8'11")**

**Bedroom One**

**3.19 x 2.72 (10'5" x 8'11")**

**Bedroom Two**

**2.43 x 2.50 (7'11" x 8'2")**



**Bathroom**

**1.48 x 1.71 (4'10" x 5'7")**

**W.C**

**1.49 x 0.81 (4'10" x 2'7")**

**Front Garden**

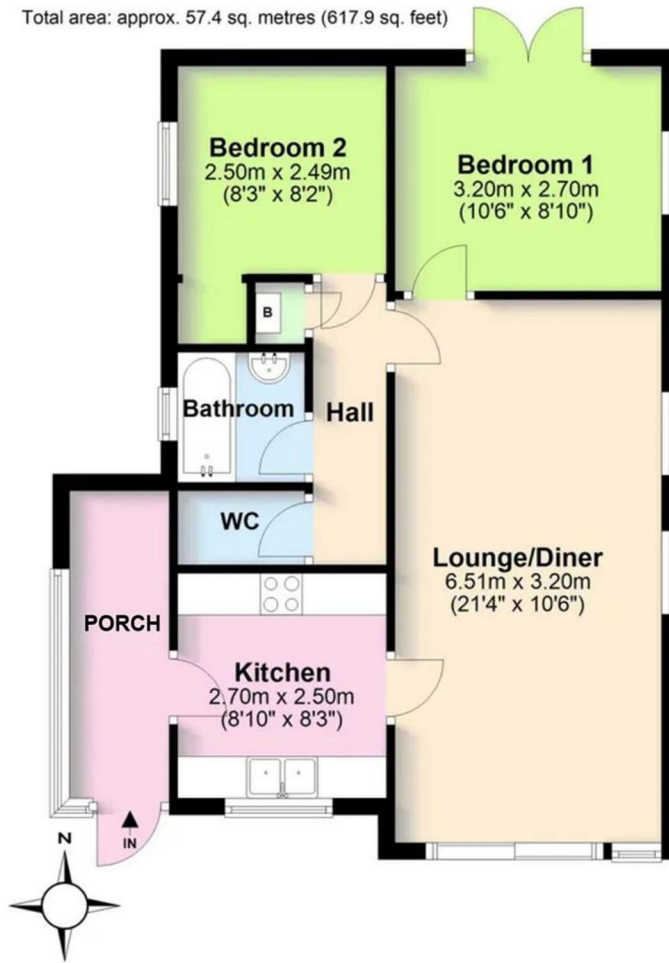
South Facing

**Rear Garden**

Mainly laid to patio, private

# Floor Plan North Avenue

Total area: approx. 57.4 sq. metres (617.9 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81 plus) <b>A</b>
(81-91) <b>B</b>			(61-81) <b>B</b>
(69-80) <b>C</b>			(49-60) <b>C</b>
(55-68) <b>D</b>			(35-48) <b>D</b>
(39-54) <b>E</b>			(20-34) <b>E</b>
(21-38) <b>F</b>			(11-19) <b>F</b>
(1-20) <b>G</b>			(1-10) <b>G</b>
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>
England & Wales	EU Directive 2002/91/EC	76	80
			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.

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