



Asking Price
£475,000
 Freehold

Derwent Drive, Goring By Sea

- Detached Bungalow
- Open Plan Living
- Modern Fitted Kitchen
- Freehold
- West Rear Graden
- Two Double Bedrooms
- En-Suite Shower
- EPC Rating - D
- Council Tax Band - D
- Viewing Advised

We are pleased to present this beautifully presented and extended two double bedroom detached bungalow located in Goring. Living Accommodation comprises two double bedrooms (one with an en-suite), further family bathroom and an extended open plan living area with bi-fold doors to the west garden. There is also the benefit of off road parking, garage, double glazing and gas fired central heating. It is located close to local shops and transport links, internal viewing advised.

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Accommodation

Entrance Porch

Double glazed front door and windows and further double glazed obscured door to

Entrance Hall

Radiator, laminate flooring, smooth ceiling, access to loft space.

Lounge / Diner 24'7" x 19'8" narrowing to 18'8" (7.5 x 6 narrowing to 5.7)

Laminate flooring, log burner, smooth ceiling with spotlights, underfloor heating, bi-folding doors overlooking and onto the rear garden, double glazed window, two skylights, opening to

Kitchen 10'11" x 11'11" (3.33 x 3.64)

Measurements to include matching built in units, one and half bowl sink unit inset to worktop with mixer tap, fitted dishwasher, double oven, five ring gas hob with extractor over, space for American fridge and space and plumbing for washing machine, double glazed window, underfloor heating, part tiled walls, smooth ceiling and spotlights.

Bedroom One 15'2" x 9'11" (4.64 x 3.03)

Measurements to include built in wardrobes providing hanging, shelving and chest of drawers, laminate flooring, radiator, double glazed window, smooth ceiling.

En-Suite Shower / W/C

Step in shower cubicle with wall mounted shower, low level w/c, wash hand basin, obscured double glazed window, smooth ceiling with spotlights, heated towel rail, tiled walls and flooring.

Bedroom Two 11'8" x 9'10" (3.57 x 3.02)

Measurements to include built in wardrobes with hanging, shelving and drawers, laminate flooring, double glazed window, radiator, smooth ceiling.

Bath / W/C

Shaped bath with mixer tap and shower attachment, low level flush w/c, wash hand basin, step in shower cubicle with wall mounted shower, heated towel rail, part tiled walls and flooring, smooth ceiling with spotlights.

Front Garden

Laid to lawn, flower and shrub borders.

Garage & Driveway 17'2" x 7'11" (5.25 x 2.43)

Block driveway providing parking leading to garage, up and over door, gas metre, power and lighting, electric metre and circuit breaker fuse board, double glazed door and windows to rear garden.

West Rear Garden

Laid to lawn, patio areas, flower and shrubs, shed, water tap, side access gate, enclosed by fencing.



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

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Total area: approx. 108.0 sq. metres (1162.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) 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				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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