Robert Luff & Co

Kipling Avenue, Goring-by-Sea,Worthing

Freehold - Asking Price £299,950

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Description

We are delighted to offer this well presented End of Terraced House being sold with NO CHAIN and situated in popular Goring-by-Sea location with good access to local schools, bus routes, shops, mainline railway a station serving London, Brighton, Southampton and the sea being approximately 1.2 miles away. The property has a nice size living room, kitchen/dining room, three bedrooms, bathroom/w.c. Outside is the front garden with driveway providing off road parking and garage and a nice size rear garden. Other benefits are gas heating with a 4 year old boiler, double glazing and new decorating to some of the rooms. To fully appreciate this property and its location, viewing is essential



Key Features

- End of Terraced House
- No Chain
- Popular Goring-by-Sea Location
- Council Tax - Band B
- Well presented
- Three Bedrooms
- Garage and Driveway
- EPC Rating - C
- Freehold
- Viewing Advised





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Entrance Hall
Obscured double glazed front door, cupboard with gas and electric meters and electric circuit breaker fuse box

Living Room
4.66 x 3.75 (15'3" x 12'3")
two radiators installed in 2023, understairs storage cupboard and double glazed window

Kitchen/ Dining Room
4.72 x 2.53 (15'5" x 8'3")
Measurements to include built in units, single drainer sink unit with mixer tap, units and drawers under and over worktop surfaces, part tiled walls, plumbing and space for washing machine , cooker space, and space for fridge freezer, radiator, double glazed double doors leading to rear garden

Landing
Access to loft space

Bedroom One
3.77 x 2.82 (12'4" x 9'3")
Double glazed window and radiator

Bedroom Two
3.46 x 2.8 (11'4" x 9'2")
Radiator and double glazed window

Bedroom Three
1.93m x 1.83m (6'4" x 6'0")
Measurements not to include built in cupboard housing gas fired central heating boiler that was installed in 2022, radiator and double glazed window

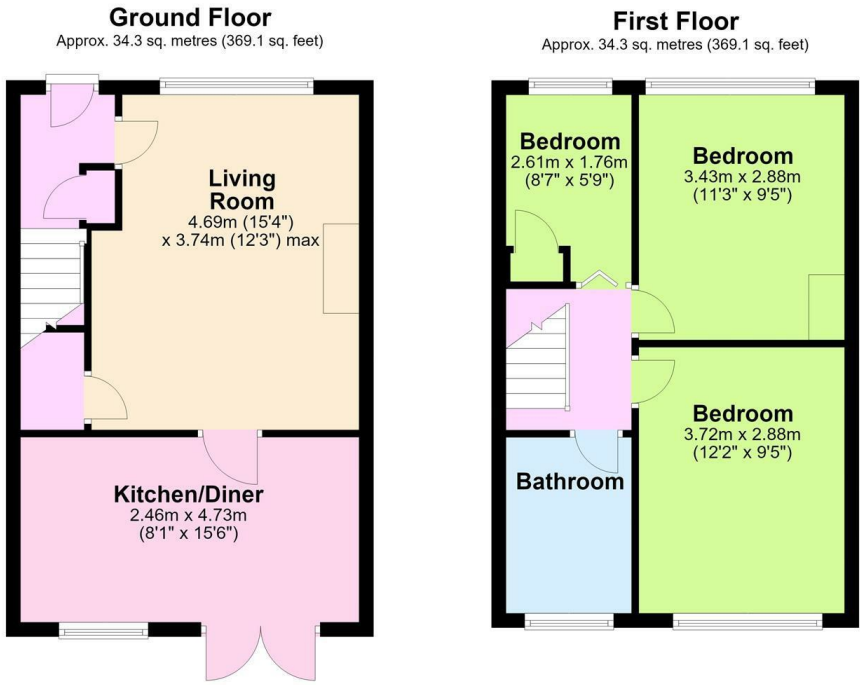
Bathroom/ WC
Bath with mixer tap, wash hand basin, low level WC, part tiled walls, obscured double glazed windows, chrome heated towel rail installed in 2023

Front
laid to lawn

Driveway
providing off road parking

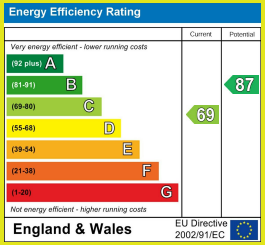
Garage
Accessed via shared driveway with up and over door

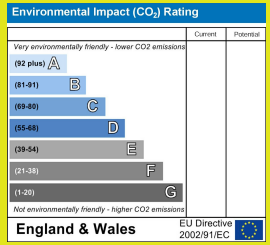
Floor Plan Kipling Avenue



Total area: approx. 68.6 sq. metres (738.1 sq. feet)







Anti-Money Laundering (AML) checks
We are required to complete Anti-Money Laundering (AML) checks for all clients involved in a transaction. A fee is payable for these checks, which we collect securely through our approved third-party platform. The fee will be confirmed to you before payment is requested, typically £30 plus vat per person unless more detailed checks are required. AML checks cannot be carried out until payment has been received.

Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed. Failure to make payment may result in delays progression of your transaction.

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