



Asking Price
£315,000
 Freehold

Melbourne Avenue, Worthing

- Terrace House
- Well Presented
- Chain Free
- EPC -
- Freehold
- Three Bedrooms
- South Goring Location
- Generous Rooms
- Council Tax Band - B

Robert Luff & Co are pleased to present this three bedroom terrace house located in popular south Goring. Living accommodation comprises two double bedrooms, a further single and bathroom upstairs with a generous lounge / diner and kitchen downstairs. The property also offers a nice sized rear garden with brick storage rooms and is well presented internally too. It is located close to local schools, shops and transport links and is being offered with no ongoing chain.

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Accommodation

Entrance Hall

Lounge / Diner 21'7" x 11'8" (6.60 x 3.58)

Kitchen 12'7" x 8'7" (3.86 x 2.63)

First Floor Landing

Bedroom One 10'11" x 12'2" (3.34 x 3.72)

Bedroom Two 13'6" x 10'4" (max) (4.14 x 3.16 (max))

Bedroom Three 8'7" x 6'7" (2.64 x 2.02)

Bathroom 6'7" x 6'0" (2.01 x 1.85)

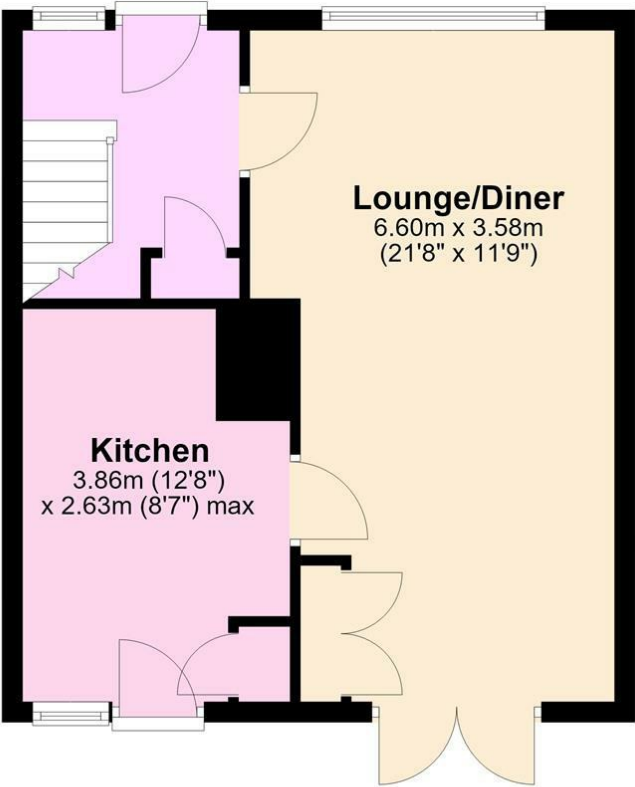
Rear Garden

Front Garden



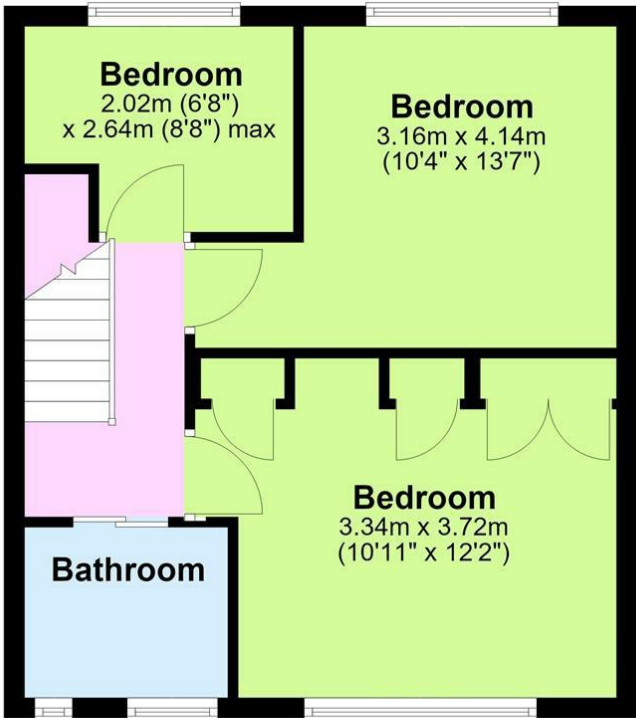
Ground Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



First Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



Total area: approx. 76.1 sq. metres (819.1 sq. feet)

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