



Asking Price  
£325,000  
Freehold

## Boxgrove, Worthing

- Semi Detached House
- Three Bedrooms
- Garage
- Driveway
- Popular Location
- EPC - E
- Modernisation Required
- Chain Free
- Freehold
- Council Tax Band - C

Robert Luff & Co are pleased to present this three bedroom semi detached house located in Goring. The property offers good living accommodation and generous room sizes. It benefits a driveway, garage and enclosed rear garden. It is close to local schools, shops and transport links with mainline station only a short walk away. The property is being offered with no ongoing chain and internal viewing is advised.

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

### Entrance Hall

Part obscured double glazed front door with obscured double glazed window to side, further double glazed window to front, storage cupboard under stairs housing gas and electricity meter and housing boiler, radiator, stairs to first floor.

### Lounge 10'9" x 13'1" (3.28 x 3.99)

Large double glazed window to front, feature fireplace with stone surround and hearth with inset electric fire, radiator, opening to.

### Dining Room 10'9" x 9'5" (3.30 x 2.89)

Large full height double glazed patio doors to garden, radiator.

### Kitchen 7'3" x 10'9" (2.21 x 3.30)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mixer tap over, free standing electric oven with four point gas hob over, space and plumbing for washing machine and under counter fridge and freezer, built in cupboard offering storage, part double glazed door to garden with double glazed window to side, further double glazed window to side, lino flooring.

### First Floor Landing

Loft access, double glazed window to side,

### Bedroom One 10'2" x 12'7" (3.12 x 3.86)

Measurements to include built in wardrobes. Double glazed window to front, radiator, storage cupboard housing hot water tank and providing storage.

### Bedroom Two 9'1" x 11'6" (2.78 x 3.51)

Double glazed window to rear, radiator.

### Bedroom Three 6'6" x 9'3" (1.99 x 2.84 )

Measurements to include built in cupboard offering storage, double glazed window to front.

### Shower Room 6'1" x 7'6" (1.86 x 2.31)

White bathroom suite, low level W.C, pedestal wash hand basin, walk in shower with electric shower and shower curtain over, radiator, part tiled walls, obscured double glazed window to rear, extractor fan.

### Garage

Up and over main door with parking to front.

### Rear Garden

Mainly laid to lawn, patio section, side access gate, flower and shrub borders.

### Front Garden

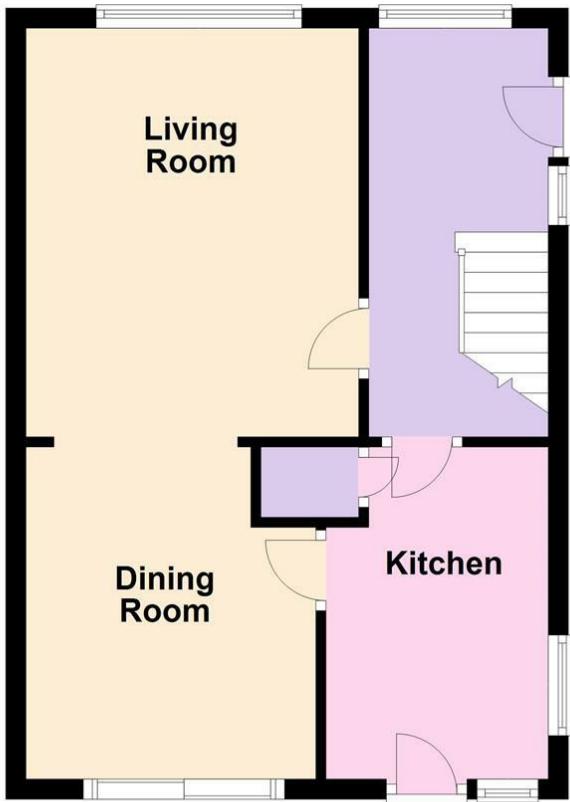
Mainly laid to lawn, flower and shrub borders, driveway with parking for multiple cars.



# Floorplan

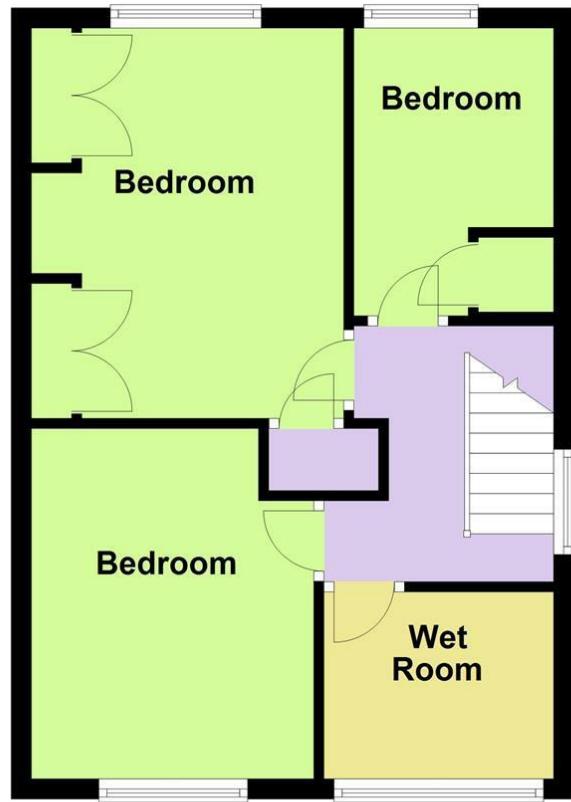
## Ground Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



Total area: approx. 77.4 sq. metres (832.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.