Robert Luff & Co

Arlington Avenue, Goring-By-Sea

Freehold - Asking Price £750,000

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Description

Robert Luff & Co are pleased to present this substantial three double bedroom detached house located in popular Goring Hall. Upstairs accomodation comprises three double bedrooms, large family bathroom and oversized landing that could create a fourth bedroom or office space. Downstairs living includes a living room, breakfast room, dining room, kitchen, shower room, conservatory and utility area. The property also benefits a garage, large rear garden with mature trees and substantial cabin that has power and lighting, off road parking for multiple cars, double glazing and gas fired central heating too. Arlington Avenue is located just off the beach with shops and transportation links close by, the property is being offered with no ongoing chain and should be viewed to be appreciated.



Key Features

- Detached House
- South Goring location
- Garage
- Chain Free
- Freehold
- Three Double Bedrooms
- Large Plot
- Three Reception Rooms
- EPC - D
- Council Tax Band - F





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Porch
2.54 x 3.41 (8'3" x 11'2")

Entrance Hall

Living Room
3.48 x 6.69 (11'5" x 21'11")

Kitchen
3.79 x 3.04 (12'5" x 9'11")

Breakfast Room
3.04 x 2.42 (9'11" x 7'11")

Dining Room
4.07 x 3.33 (13'4" x 10'11")

Conservatory
4.32 x 3.31 (14'2" x 10'10")

Shower Room
1.49 x 2.70 (4'10" x 8'10")

Utility Area
1.30 x 6.71 (4'3" x 22'0")

First Floor Landing

Bedroom One
3.49 x 6.68 (11'5" x 21'10")

Bedroom Two
3.81 x 3.85 (12'5" x 12'7")

Bedroom Three
4.82 x 2.73 (15'9" x 8'11")

Bathroom
3.20 x 2.39 (10'5" x 7'10")

Rear Garden
Mainly laid to lawn, selection of mature shrubs and trees, side access to front of property, rear walled area with wooden cabin, greenhouse and storage

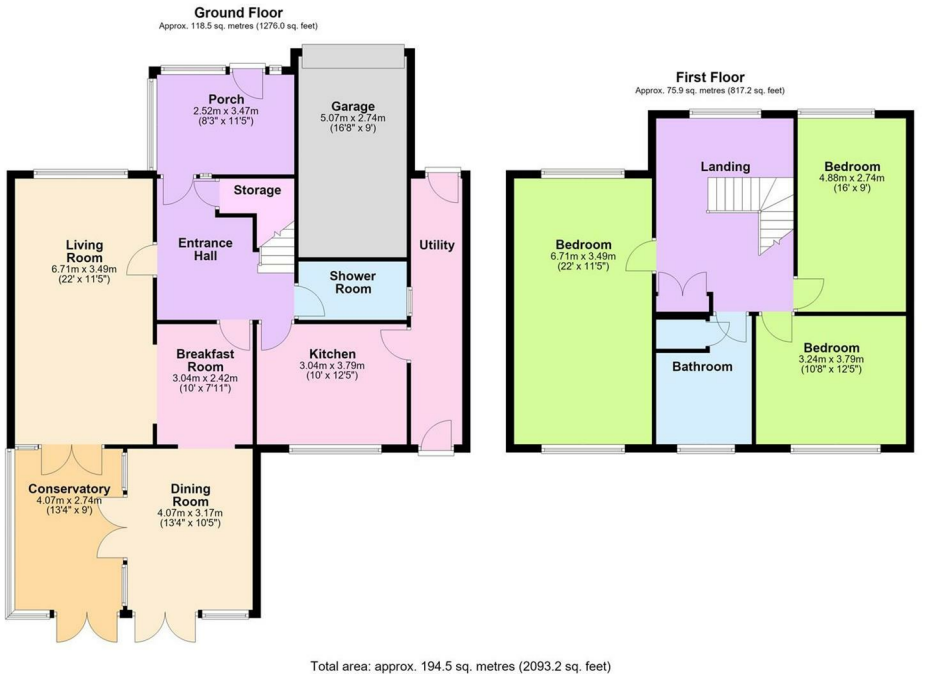
Cabin
3.75 x 4.75 (12'3" x 15'7")
Solid base, timber construction, power and lighting

Front Garden
Laid to hard standing with parking for multiple cars, access to garage, and side access to rear of property

Garage
2.75 x 5.66 (9'0" x 18'6")
wall mounted gas meter, fuse board and combi boiler - up and over electric door



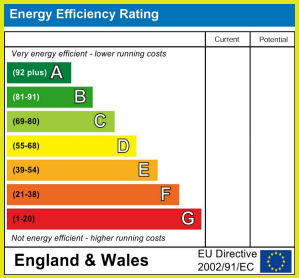
Floor Plan Arlington Avenue

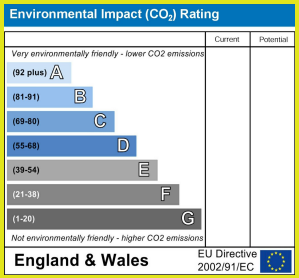


Total area: approx. 194.5 sq. metres (2093.2 sq. feet)









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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