



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)

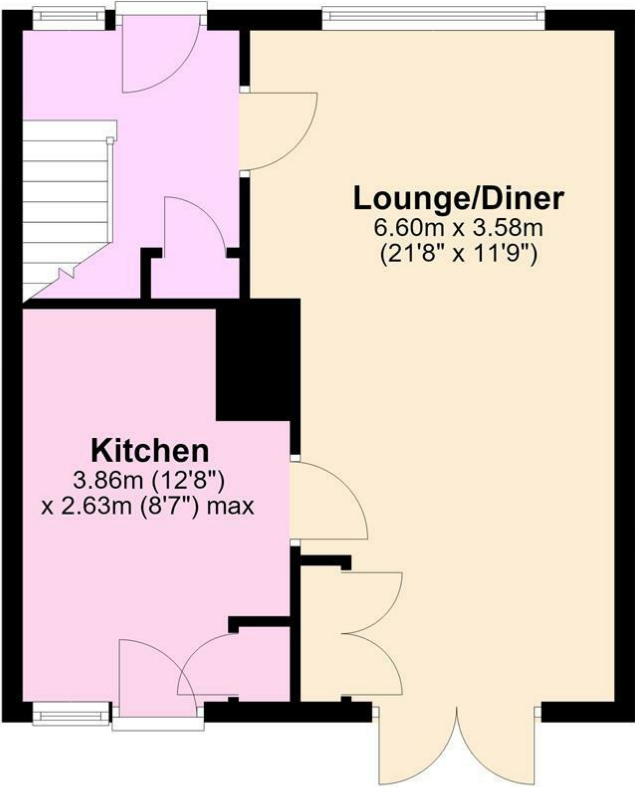
Rear Garden

Front Garden



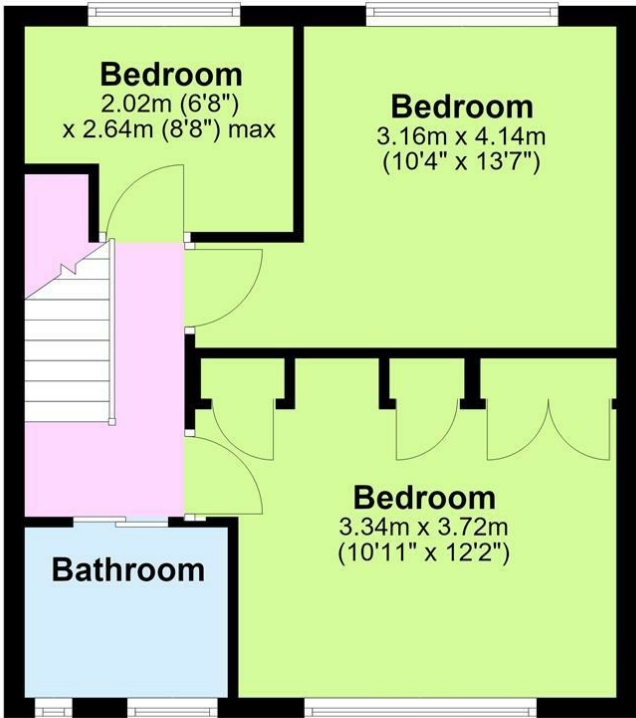
Ground Floor

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	
Very energy efficient - lower running costs	Current
(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	
Very environmentally friendly - lower CO ₂ emissions	Current
(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

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