



Asking Price  
£350,000  
Freehold

## Boxgrove, Goring-by-Sea

- Semi Detached House
- Three Bedrooms
- Garage
- Driveway
- Modern Finish
- EPC Rating - C
- Freehold
- Council Tax Band - C

Robert Luff & Co are pleased to present this three bedroom semi detached house located in Goring. The property offer good living accommodation and bedroom sizes, it also offers a garage, off road parking and generous sized garden. It is close to local schools, shops and transport links. Viewing Advised

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## Accommodation

### Porch

Part obscured double door with double glazed window to side, obscured wooden glazed door to entrance hall.

### Entrance Hall

Stairs to first floor, radiator, laminate flooring, opening to lounge/diner.

### Lounge / Diner 23'3" x 12'11" (maximum) (7.09 x 3.96 (maximum))

Double glazed window to front, feature fireplace with inset gas fire, stone surround and hearth, storage cupboard under stairs housing gas and electric meters, two radiators, full height double glazed door to conservatory with double glazed windows to side, laminate flooring.

### Kitchen 7'11" x 8'7" (2.43 x 2.64)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mixer tap over, space and plumbing for electric oven, fridge/freezer and washing machine, tiled walls and floor, double glazed window to rear.

### Conservatory 9'5" x 9'8" (2.88 x 2.95)

Double glazed construction and polycarbonate roof, laminate flooring, full height double french doors to storage area.

### Storage Area

Covered area with power, opening to garden.

### First Floor Landing

Built in cupboard housing hot water tank, loft access with pull down ladder.

### Bedroom One 10'2" x 11'5" (3.12 x 3.48)

Measurements to exclude built in cupboard. Built in storage cupboard offering hanging and shelving, double glazed window to rear, radiator.

### Bedroom Two 8'3" x 9'8" (2.53 x 2.97)

Measurements to exclude built in cupboards. Built in storage cupboard offering hanging and shelving, radiator, double glazed window to front.

### Bedroom Three 6'3" x 8'0" (1.93 x 2.45)

Measurements to exclude built in cupboard. Storage cupboard offering hanging and shelving, radiator, double glazed window to front.

### Shower Room

White bathroom suite. Shower cubical with electric shower and glass screen over, pedestal wash hand basin with mixer tap over, low level W.C, heated towel rail, tiled floors and wall, obscured double glazed window to rear.

### Garage 16'1" x 8'3" (4.92 x 2.52)

Wooden board and felt roof construction, up and over main door.

### Rear Garden

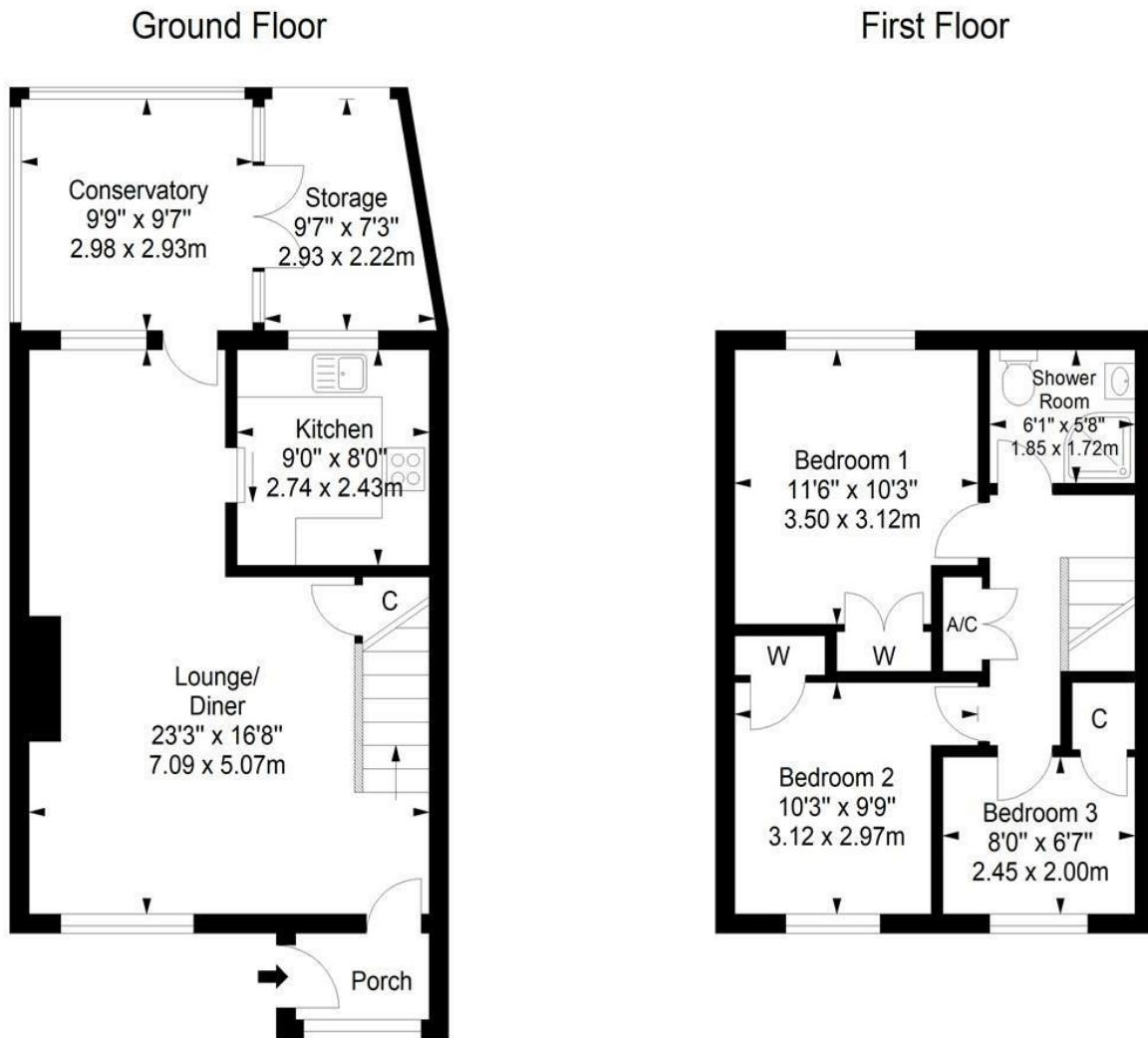
Mainly laid to patio with flower and shrub borders. Storage shed, side access to front of property, fenced surround.

### Front Garden

Driveaway with parking, side access to garage, flower and shrub borders.

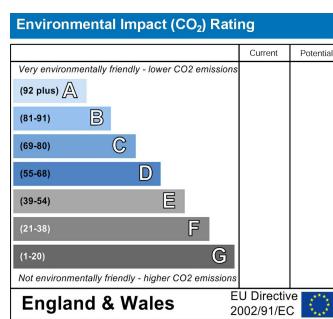
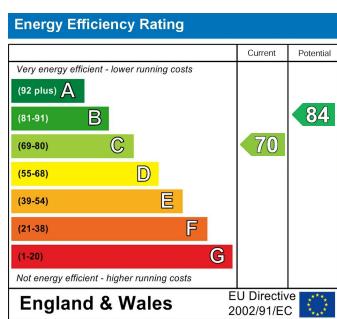


## Floorplan



Approximate gross internal floor area 91.9 sq m/ 989.2 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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