



Offers In Excess Of  
£325,000  
Freehold

## Kipling Avenue, Goring-By-Sea

- Mid-Terraced Family Home
- Modern Kitchen
- Lounge / Diner
- Three Bedrooms
- West Facing Rear Garden
- Off Road Parking
- Garage in Compound
- FREEHOLD
- COUNCIL TAX - C
- EPC - D

A well presented mid terraced family home ideally situated in this Goring location close to local shops, schools, parks, bus routes and mainline station nearby. Accommodation offers entrance porch, lounge / diner and kitchen. Upstairs there are three bedrooms and a bathroom. Other benefits include a low maintenance rear garden, driveway with off road parking and a garage in compound.

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Robert  
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## Accommodation

### Entrance Porch

Double glazed obscured front door, smooth ceiling with spotlights, double glass doors into;

### Lounge / Diner 23'2" x 11'8" (7.07 x 3.57 )

Under stairs cupboard with gas and electric meters and electric circuit board fuse box. two radiators, double glazed window to front, smooth ceiling with spotlights, bi folding doors out to the rear garden.

### Kitchen 7'1" x 8'7" (2.16 x 2.64)

Double glazed window out to the rear garden, matching range of wall and base units, stainless steel sink unit with mixer tap inset to worktop, integrated washing machine, slimline dishwasher, oven, hob and extractor hood, space for fridge freezer. part tiled walls, smooth ceiling with spotlights.

### Landing

Access to loft space which is boarded and houses the boiler,, storage cupboard. smooth ceiling and spotlights.

### Bedroom One 11'3" x 8'7" (3.44 x 2.63)

Measurements not to include built in wardrobes with hanging and storage, radiator, double glazed window over looking the garden, smooth ceiling with spotlights.

### Bedroom Two 8'8" x 9'6" (2.65 x 2.91)

Measurements not to include built in wardrobes with hanging and storage, double glazed window to front, radiator, smooth ceiling and spotlights.

### Bedroom Three 6'0" x 6'3" (1.84 x 1.91)

Double glazed window to front, radiator, smooth ceiling with spotlights.

### Bathroom/W.C

Obscured double glazed window, shaped bath with shower head over, low level flush w/c, wash hand basin with storage, heated towel rail, smooth ceiling and spotlights.

### Front garden

Flower and shrub borders.

### Driveway

Providing off road parking.

### West Rear Garden

Large patio area, artificial lawn, rear gate enclosed by fencing, outside lighting, outside tap.

### Garage

In compound accessed via Galsworthy Close. up and over door.

### Estate Agents Act 1979

In accordance with the 1979 Estate Agents Act one of the sellers of this property is an Employee of Robert Luff & Co

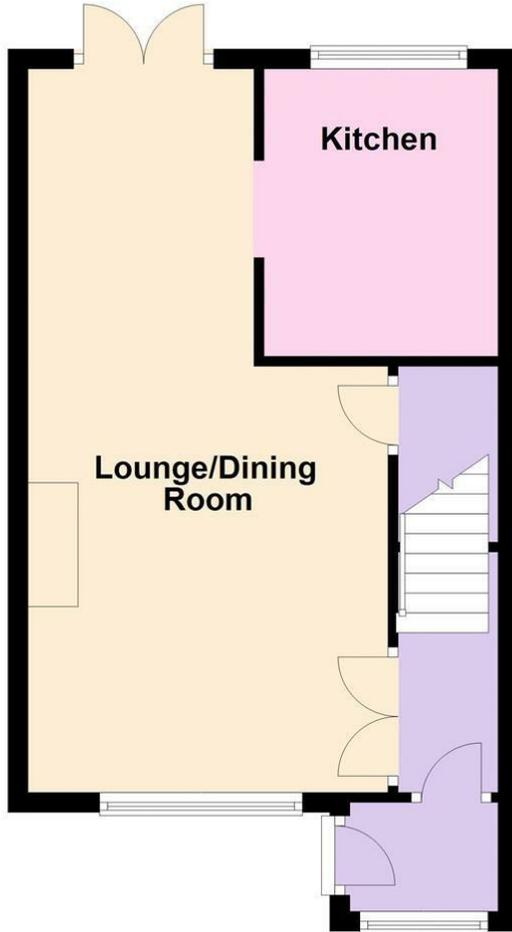


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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.