



Boxgrove, Worthing



Asking Price
£410,000
 Freehold

- Unique Opportunity
- Permission Granted
- Goring Area
- House and Plot
- Freehold
- EPC Rating - C

Robert Luff & Co are delighted to offer this unique INVESTMENT opportunity of buying a house in Goring that has planning permission granted for a new house to the south side of the plot. The plans, permission and conditions can be found online at the Arun & Worthing Council website under the following ref - AWDM/1849/22. The existing house which is superbly presented and in modern condition throughout has three bedrooms, extended living/dining room, kitchen, bathroom/wc, garage and gardens. Other benefits are gas heating and double glazing. The property is located in Goring, which has good access to shops, schools, bus and train routes and the sea can be found just over 1.2 miles away. To get further details please contact the Goring office on 01903 331567 or goring@robertluff.co.uk

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Entrance Porch

accessed via composite front door, tiled floor, obscured double glazed window, smooth ceiling with spotlights

Hall

radiator, stairs to first floor, opening to

Extended Living/Dining Room 28'11" x 11'5" > 7'3" (8.82 x 3.48 > 2.23)

narrowing in dining area, two radiators, smooth and coved ceiling with spotlights, understairs storage cupboard, double glazed window to front and double glazed double doors onto garden

Kitchen 8'8" x 7'0" (2.65 x 2.14)

measurements to include fitted units and comprising of one and half bowl sink unit, units and drawers over and under the work top surfaces, built in oven, hob and extractor unit, double glazed window, part tiled walls, smooth ceiling with spotlights, space for fridge freezer and plumbing and space for washing machine

First Floor Landing

radiator, cupboards, access to loft space housing the Valiant gas fired combination boiler

Bedroom One 11'5" x 8'5" (3.49 x 2.59)

measurement not to include the built in double wardrobe, radiator, double glazed window, smooth and coved ceiling

Bedroom Two 9'6" x 8'5" (2.92 x 2.58)

measurement not to include built in wardrobe, radiator, double glazed window, smooth and coved ceiling

Bedroom Three 6'3" x 6'0" (1.93 x 1.85)

radiator, double glazed window, smooth ceiling

Bathroom/w.c

bath with mixer taps, shower and screen, low level w.c, obscured double glazed window, part tiled walls, smooth ceiling and wash hand basin with cupboard below

Outside

Front & side garden

Laid to lawn

Rear Garden

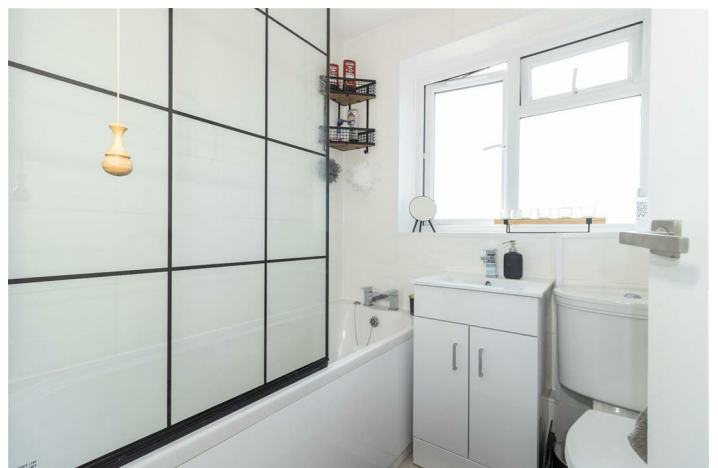
Laid to lawn, personal door to

Garage

vehicle access via Newtimber Avenue

Agents Note

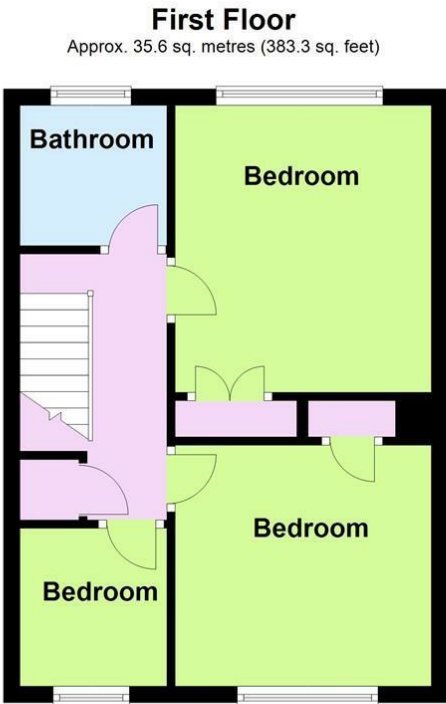
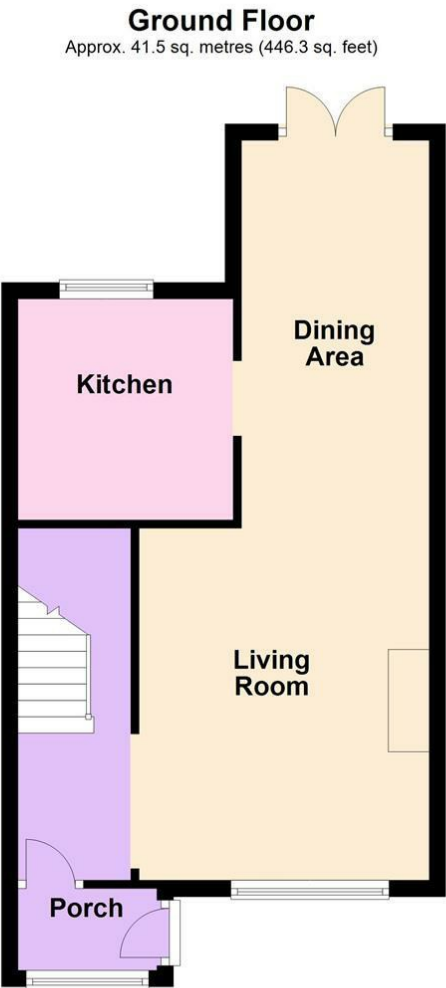
The garden to the south of the property has planning permission for a Two Bedroom House where the details can be found on the Adur & Worthing Council Planning website under reference -AWDM/1849/22




2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR


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Total area: approx. 77.1 sq. metres (829.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>73</div>	<div>88</div>
<div>(92 plus) A</div>			
<div>(81-91) B</div>			
<div>(69-80) C</div>			
<div>(55-68) D</div>			
<div>(39-54) E</div>			
<div>(21-38) F</div>			
<div>(1-20) G</div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.