



Lychpole Walk, Goring-By-Sea

Offers In The Region Of
£320,000
Freehold

- Semi Detached House
- Three Bedrooms
- Conservatory
- Garage
- Well Presented
- EPC - C
- Freehold
- Council Tax Band - C

Robert Luff and co are pleased to present this three bedroom semi detached house located in a quiet part of Goring. The property is set down a walkway and offers good living space, private rear garden and benefits a garage in the compound. The property is well presented and would make an ideal first home. Internal viewing advised.

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Porch

Part obscured double glazed front door with double glazed window to side, internal glazed door to;

Entrance Hall

Radiator, obscured wooden glazed doors to lounge/diner.

Lounge / Diner 23'2" x 11'5" (narrowing to 7'4") (7.08 x 3.48 (narrowing to 2.24))

Feature fireplace with inset gas fire (currently capped off), large double glazed window to front, storage cupboard under stairs housing gas and electric meters, full height double glazed patio doors to conservatory.

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

Measurements to include built in units. Range of matching floor and wall units with one and half bowl stainless steel sink with mix tap over, integrated electric oven with four point gas hob and extranctor over, space and plumbing for washing machine and fridge/freezer, tiled splashbacks, double glazed window to rear.

Conservatory 14'10" x 10'0" (4.53 x 3.06)

Part double glazed and polycarbonate construction, space and plumbing for under counter fridge freezer, full height double glazed french doors to garden, vinyl flooring.

First Floor Landing

Storage cupboard over stairs, loft access housing combi boiler (installed in 2019), access to all rooms.

Bedroom One 11'3" x 8'6" (3.44 x 2.60)

Measurements not to include built in wardrobes. Built in wardrobes offering hanging and shelving, radiator, double glazed window to front.

Bedroom Two 9'9" x 8'5" (2.99 x 2.58)

Measurements not to include built in wardrobes. Built in wardrobe offering hanging and shelving, double glazed window to rear, radiator.

Bedroom Three 6'4" x 6'0" (1.94 x 1.85)

Double glazed window to front, radiator.

Bathroom

White bathroom suite, PVC panelled bath with mixer tap, thermostatic shower and glass screen over, low level W.C, pedestal wash hand basin with mixer tap over, heated towel rail, tiled walls, vinyl flooring, obscured double glazed window to rear.

Front Garden

Mainly laid to lawn, shingle area

Rear Garden

Mainly lain to lawn, patio section, garden shed, side access to front of property, rear access gate

Garage

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



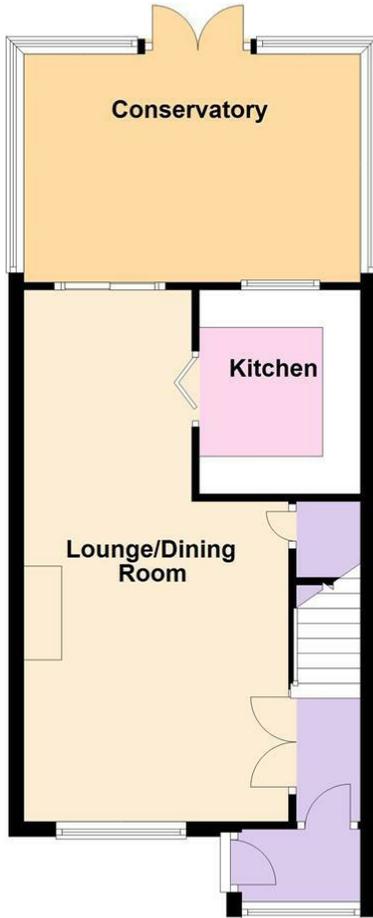
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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

www.robertluff.co.uk

Ground Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



First Floor

Approx. 31.6 sq. metres (339.6 sq. feet)



Total area: approx. 75.1 sq. metres (808.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(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		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.

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

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

www.robertluff.co.uk