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## Description

We are delighted to offer this Mid Terraced Extended House situated in Goring with good access to local amenities, schools and mainline railway station with the sea being just over a mile away. The property has a living/dining room, office/reception room two, extended kitchen, three bedrooms, shower room/w.c. Outside is a landscaped south facing rear garden and a garage in a compound. Internal Viewing is highly recommended

## Key Features

- Extended House
- Two Reception Rooms
- South Rear Garden
- Freehold
- Garage
- Three Bedrooms
- 19' Kitchen
- EPC - TBC
- Council Tax Band - C
- Viewing Advised







#### Entrance Porch

Double glazed front door, obscured double glazed windows, door leading to

#### Entrance Hall

Radiator, door leading to

#### Living/Dining Room

**7.09m x 3.53m narrowing to 2.21m (23'3" x 11'7" narrowing to 7'3")**

Under stairs storage cupboard with gas and electric meters, two radiators, double glazed window, smooth and coved ceiling

#### Office/Reception Room Two

**3.2 x 2.23 (10'5" x 7'3")**  
Radiator, patio double glazed doors leading out into the garden

#### Kitchen

**5.84 x 2.18 (19'1" x 7'1")**  
Measurements to include built in units, Single bowl and single drainer sink unit with units and drawers under and over the worktop surfaces, plumbing and space for washing machine and tumble dryer, plumbing for slimline dishwasher, space for range style cooker, built in fridge/freezer, extractor hood, double glazed door and window leading into the garden.

#### Landing

access to loft space, storage cupboard with shelves and smooth ceiling

#### Bedroom One

**2.95 x 2.59 (9'8" x 8'5")**  
Measurements not to include built in storage cupboard which also houses the wall mounted gas fired central heating boiler, double Glazed window and radiator.

#### Bedroom Two

**2.95 x 2.59 (9'8" x 8'5")**  
Measurements not to include built in storage cupboard, double glazed window and radiator.

#### Bedroom Three

**1.94 x 1.84 (6'4" x 6'0")**  
Double Glazed window

#### Shower Room and WC

Corner shower cubicle, wash hand basin, lower level WC, tiled walls and floor, heated towel rail, obscured double glazed window

#### Front Garden

Laid to lawn

#### South Facing Rear Garden

Laid to patio, shingle, artificial lawn, rear gate and fencing, power points, outside tap.

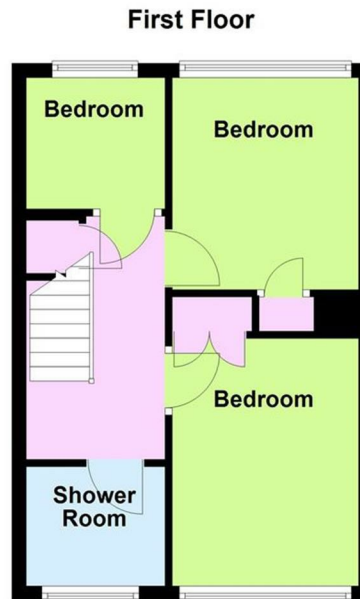
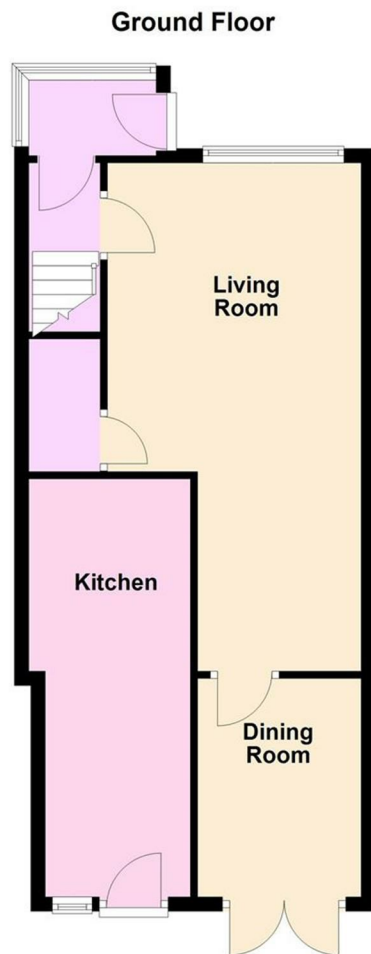
#### Garage

In the compound in Galsworthy Close

#### Agents Note

The property does benefit from and Envirovent system (air purification)

## Floor Plan Galsworthy Close



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(50-60) <b>C</b>		
(55-68) <b>D</b>			(39-49) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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