



5



3



2



C



Description

Robert Luff & Co are pleased to present this substantial five bedroom detached chalet house in South Goring with sea views from the balcony. The property offers 240 sqm of living space with upstairs offering three bedrooms (one with an en-suite) and further bathroom. Downstairs includes two further bedrooms, a lounge, kitchen / diner, utility room, further reception room, shower room, W.C and sun room too. The property also offers a fully insulated garden room, off road parking for multiple cars and wrap around gardens. It is located close to local schools, shop and transport links with Goring beach a short walk away.

Key Features

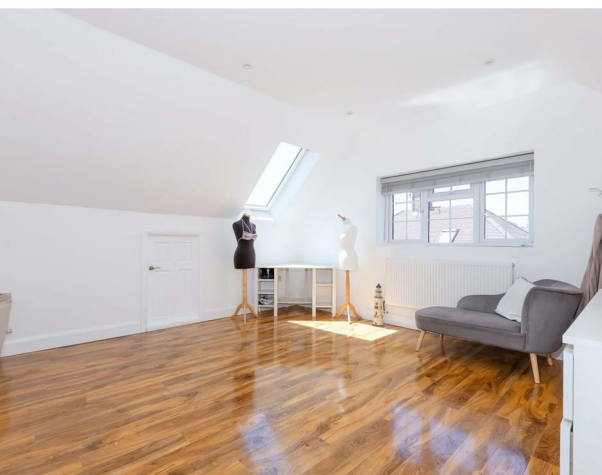
- Detached Chalet House
- En-Suite
- Sea Views
- Garden Office
- Freehold
- Five Bedrooms
- South Balcony
- Large Room Sizes
- EPC - C
- Council Tax Band - E



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Entrance Hall

Lounge
5.16 x 4.37 (16'11" x 14'4")

Bedroom One
4.98 x 4.56 (16'4" x 14'11")

Bedroom Two
4.98 x 4.24 (16'4" x 13'10")

Kitchen / Diner
6.78 x 2.86 (22'2" x 9'4")

W.C
1.71 x 0.84 (5'7" x 2'9")

Shower Room
2.78 x 2.72 (9'1" x 8'11")

Utility Room
6.37 x 2.29 (20'10" x 7'6")

Reception Room
6.22 x 2.63 (20'4" x 8'7")

Sun Room
4.55 x 1.56 (14'11" x 5'1")

First Floor Landing

Bedroom Three
4.40 x 4.35 (14'5" x 14'3")

En-Suite
2.45 x 1.90 (8'0" x 6'2")

Bedroom Four
4.74 x 2.75 (15'6" x 9'0")

Bedroom Five
4.74 x 2.74 (15'6" x 8'11")

Bathroom
2.25 x 1.68 (7'4" x 5'6")

South Balcony
Views towards the sea with space for seating.

Rear Garden
Private and enclosed, mainly laid to lawn, garden shed and fully insulated garden office, access to front via side gate

Front Garden
Maily laid to block paving with parking for multiple cars, corner plot with gardens to front and side, access to rear garden, enclosed south facing patio.

Garden Office
5.31 x 3.49 (17'5" x 11'5")



Floor Plan Sandown Avenue



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



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