



## Lychpole Walk, Goring-by-Sea,

Asking Price  
**£375,000**  
Freehold

- Detached Bungalow
- Two Bedrooms
- Garage
- No forward Chain
- Council Tax Band - D
- Popular Goring Location
- West Facing Rear Garden
- EPC Rating - D
- Freehold
- Viewing Advised

\*\* Open Event - Saturday 3rd September 2022 - View by Appointment Only \*\* Robert Luff & Co are delighted to offer this Detached Bungalow, situated in the popular location of Goring, being in good proximity to local shops, bus routes, mainline train station and other amenities and being sold with no onward chain. The property is well presented and comprises of living/dining room, fitted kitchen, two bedrooms, bathroom/w.c. Outside there are front gardens and a West Facing rear garden, where there is a personal door to the Garage. Viewing is recommended

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## Accommodation

### Entrance Porch

door to

### Entrance Hall

obscure double glazed front door into entrance hall with radiator, smooth and cove ceiling, access to loft space, double cupboard with wall mounted gas fired central heating boiler

### Living/Dining Room 25'1" x 10'9" narrowing to 8'5" in dining room (7.67 x 3.3 narrowing to 2.585 in dining room)

fireplace, tv point, two radiators, double glazed window to front and double glazed sliding door to rear garden

### Kitchen 10'5" x 8'8" (3.198 x 2.65)

measurements to include fitted units, one and a half bowl, single drainer sink unit with mixer taps, units and drawers under and over work top surfaces, plumbing and space for washing machine, space for fridge/freezer and cooker, double glazed window and door onto rear garden

### Bedroom One 12'7" x 10'6" (3.86 x 3.21)

radiator, smooth ceiling, double glazed window overlooking rear garden

### Bedroom Two 10'11" x 7'10" (3.351 x 2.41)

radiator, double glazed window

### Bathroom/u.c

bath with wall mounted shower, low level u.c, wash hand basin, obscure double glazed window, part tiled walls, smooth ceiling and heated towel rail

### Outside

#### Front Garden

laid to lawn, side access to

#### West Facing Rear Garden

laid to lawn, flower and shrub borders, concrete patio area, enclosed by fencing and personal door to

#### Garage 16'6" x 8'2" (5.037 x 2.51)

in a small compound with vehicle access from Poling Close. The garage has an up and over door



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## Floor Plan



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.