



Offers In Excess Of  
**£675,000**  
 Freehold

## Beachside Close, Goring-By-Sea

- Detached Chalet Bungalow
- Four Double Bedrooms
- Extended
- South Goring Location
- Deceptively Spacious
- Chain Free
- Freehold
- EPC - D
- Council Tax Band - E

We are pleased to bring to market this well presented four double bedroom detached chalet bungalow located by the beach in South Goring. The property offers generous bedroom sizes with ample living space a re-fitted family bathroom and good sized mature garden. The property has a loft conversion with a sea view from one of the bedrooms. There is also the benefit of a garage, with studio/store room, off road parking for multiple cars and it is being offered with no ongoing chain. Beachside Close is located just off of the beach with good access to local schools, shops and transport links that are nearby - internal viewing advised.

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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





## Accommodation

### Entrance Hall

Part obscured double glazed front door, further internal glazed door, radiator, storage cupboard housing hot water tank and further storage cupboard under stairs.

### Lounge 18'7" x 11'11" into bay (5.67 x 3.64 into bay)

Double glazed bay window to front with further double glazed window to side, two radiators, feature electric wall mounted fire.

### Dining Room 18'11" x 10'11" (5.78 x 3.34)

Full height double glazed patio doors to garden, two double glazed windows to side, two radiators, stairs to first floor.

### Bedroom One 16'7" x 11'11" into bay (5.06 x 3.65 into bay)

Measurements to include built in wardrobes with hanging and shelving, double glazed bay window to front, two double glazed windows to side, radiator.

### Bedroom Two 12'10" x 11'11" (3.93 x 3.65)

Measurements to include built in storage offering hanging and shelving, double glazed window to side, radiator.

### Kitchen 12'10" x 9'2" (3.93 x 2.81)

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl stainless steel sink with mixer tap over, freestanding washing machine, dishwasher and oven with hob over, wall mounted boiler, tiled splash backs, double glazed window to side, radiator, opening to;

### Utility Room 8'10" x 8'11" (2.70 x 2.74)

Measurements to include built in units. Range of matching units with tumble drier, fridge and freezer, full height double glazed door to garden, double glazed window to side, radiator, vinyl flooring.

### Bathroom 7'11" x 8'2" (2.43 x 2.51)

White bathroom suite, wood panelled bath with mixer tap over, vanity unit with storage below and surface mounted sink with mixer tap over, double shower cubical with power shower and glass screen over, low level W.C, radiator, part tiled walls, vinyl flooring, obscured double glazed window to side.

### W/C

Low level W.C, wall mounted wash hand basin, radiator, obscured double glazed window to side, part tiled walls, vinyl flooring.

### First Floor Landing

Eaves storage cupboard with access to loft space.

### Bedroom Three 13'0" x 12'0" (3.98 x 3.66)

Measurements to include built in wardrobes, double glazed window to front, radiator, loft access

### Bedroom Four 14'9" x 8'11" maximum (4.52 x 2.72 maximum)

Double glazed window to side with sea views, two Velux windows to rear, built in storage cupboard, radiator.

### W/C

Low level W.C, wall mounted wash hand basin, Velux window to side.

### Front Garden

Block paved drive with parking for multiple cars, patio area, low level retaining front wall, various flowers and shrubs.

### Rear Garden

Mainly laid to lawn with two patio areas, various mature shrubs and bushes, access to store room, access to both sides to front of property, garden shed, flower and shrub borders.

### Garage

Up and over main door, power and lighting, window to side.

### Store Room 15'1" x 9'3" (4.61 x 2.84 )

Power and lighting, glazed window to rear, glazed door to garden.




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

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)

[www.robertluff.co.uk](http://www.robertluff.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div>(92 plus) <b>A</b></div>			<div>77</div>
<div>(81-91) <b>B</b></div>			
<div>(69-80) <b>C</b></div>			
<div>(55-68) <b>D</b></div>		<div>57</div>	
<div>(39-54) <b>E</b></div>			
<div>(21-38) <b>F</b></div>			
<div>(1-20) <b>G</b></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.