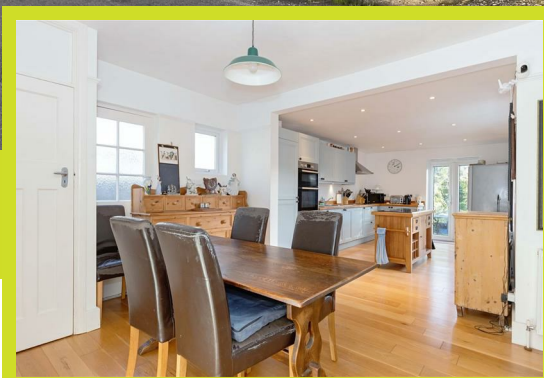




Asking Price
£495,000
 Freehold

Keymer Crescent, Goring-By-Sea

- Ext Link Det Bungalow
- No Chain
- 25'8" Kitchen
- Freehold
- Garage
- South Rear Garden
- Versatile Accommodation
- EPC Rating - D
- Council Tax Band - E
- Viewing Advised

An Extended Link Detached Bungalow being sold in the sought after location of Goring-by-Sea being less than 500 metres to the beach and in good proximity for the local shops and bus routes. The versatile accommodation has entrance hall, double bedroom, living room, study, dining room/bedroom two, 25'8" (7.84m) Kitchen/breakfast room, spacious bathroom with separate shower cubicle/u.c. Outside there is a front garden with garage and driveway and a good size private south facing rear garden. The property is sold with no chain and internal viewing is recommended to be appreciated

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www.robertluff.co.uk

**Robert
 Luff & Co**
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Accommodation

Porch

Double glazed double doors to;

Entrance Hall

Radiator, stairs to loft room, picture rail, smooth ceiling.

Living Room 15'1" x 11'10" (4.62 x 3.63)

Measurements into bay, double glazed bay window and door to rear garden, fireplace, door to study, picture rail, smooth ceiling, opening to kitchen / breakfast room.

Dining Room / Bedroom Two 11'10" x 11'1" (3.63 x 3.39)

Wall would need re-instating to convert back to bedroom, door to entrance hall, double glazed windows, radiator, picture rail, smooth ceiling.

Kitchen / Breakfast Room 25'8" x 10'7" > 11'11" (7.84 x 3.25 > 3.65)

Measurements to include fitted units into matching wall and base units, one and half bowl stainless steel sink unit with mixer tap inset to work surface, built in dishwasher, oven, hob and extractor, two radiators, Island Unit, two double glazed doors to garden, smooth ceiling with spotlights and picture rail.

Study 7'8" x 6'3" (2.36 x 1.91)

Two double glazed windows, radiator, smooth ceiling with spotlights.

Bedroom One 16'2" x 12'0" > 11'8" (4.95 x 3.67 > 3.58)

Measurements to include built in wardrobes with hanging space and shelving, double glazed bay window, radiator, picture rail, smooth ceiling.

Ground Floor Bathroom & Shower/w.c 11'2" x 6'7" (3.41 x 2.01)

Step in shower, low level flush w/c, wash hand basin, smooth ceiling & spotlights, panel enclosed bath, part tiled walls, tiled flooring, heated towel rail, two double glazed obscured windows, wall mounted gas fired central heating boiler & hot water tank concealed in cupboard

First Floor Landing

Narrow stairs to loft room.

Loft Room

Two double glazed windows, eaves storage cupboards.

En-Suite / w.c

Low level flush w/c, wash hand basin.

Front Garden

Flowers and shrubs.

Garage 17'7" x 7'8" (5.36 x 2.34)

driveway leading to garage with double opening doors, power and lighting, wall mounted gas and electric meters, circuit breaker fuse board.

South Facing Rear Garden

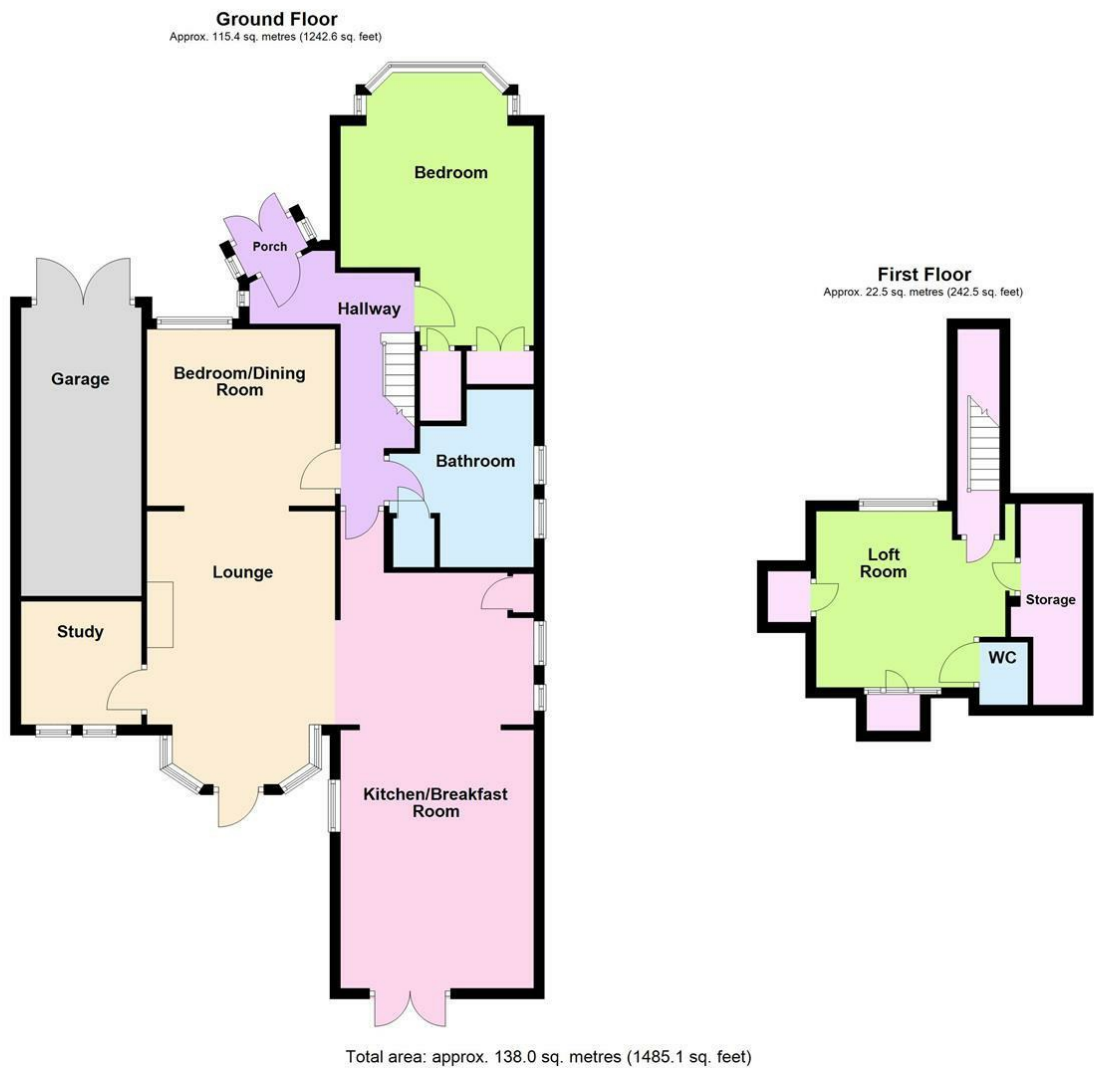
Laid to lawn, patio, fencing and shrubs, side access.



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.