



North Avenue, Goring-By-Sea

Guide Price
£725,000
Freehold

- Stunning Detached New Home
- Beautiful Kitchen/Breakfast Room
- Garage & Parking
- Close to Goring Seafront
- No Chain
- Three Double Bedrooms
- Two Luxury Bathrooms
- New Homes Warranty
- Shops, Bus Routes, Schools, Parks & Station Nearby

Robert Luff & Co are proud to present this beautiful brand newly built detached family home, ideally situated just yards from the beach with local shops, schools, parks, bus routes and the mainline station all nearby.

Accommodation offers entrance leading into entrance vestibule, open plan lounge/dining room, beautifully designed new kitchen/breakfast room, ground floor bedroom and a stunning family bathroom. Upstairs are two further double bedrooms, both with en suite facilities. Other benefits include a feature landscape rear garden, block paved driveway and garage with electric up and over door. Viewings are a must.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance

Composite front door with attractive frosted side panel leading into:

Entrance Hall

Skimmed ceiling with spotlight, part glazed door leading into:

Lounge/Dining Room 24'2" (into bay) x 18'5" (max) (7.39 (into bay) x 5.614 (max))

Beautiful oak effect Karndean flooring throughout, under floor heating, feature wood panelled walls, double glazed leaded light bay window to front aspect, central feature staircase leading to first floor with glass panels and under stairs storage cupboard, skimmed ceiling, spotlights, ceiling speaker, doors to garage, bathroom and ground floor bedroom. Leading through into dining area with double glazed window to side aspect, space for formal table and chairs opening through into a stunning traditional style kitchen.

Kitchen/Breakfast Room 13'4" x 11'8" (4.085 x 3.571)

A beautiful individually designed kitchen with double glazed window to rear overlooking the rear garden, feature butler sink incorporated into a quartz work surface with stainless steel mixer tap, matching range of wall and base units with integrated fridge/freezer and dishwasher, pull out bins, pull out larder style cupboards, space and plumbing for a range style oven with five ring gas hob and extractor above, extended quartz stone breakfast bar with space for stools, under floor heating, skimmed ceiling, spotlights with feature drop down lighting, fitted ceiling speaker and double glazed door leading out to the rear garden.

Ground Floor Bedroom 13'11" x 12'6" (4.251 x 3.817)

Double glazed patio doors opening out onto the patio and overlooking the garden, underfloor heating with individual control, space for wardrobes, skimmed ceiling with spotlights and fitted ceiling speaker.

Beautiful Ground Floor Bathroom

A continuation of the oak effect Karndean style flooring, double glazed frosted window to side aspect, feature tiled walls, stand alone bath with floating mixing tap and shower attachment, low level floating W/C with push button flush, wall mounted wash hand basin with matching mixer tap and pull out cupboard below, walk in corner shower with feature curved glass enclosure, main shower, floating head and further shower attachment, matching wall mounted heated towel rail, feature mirrored wall, underfloor heating throughout with feature LED lighting and fitted ceiling speaker.

First Floor Landing

With double glazed Velux window to side aspect, feature glass balustrade, skimmed ceiling with decorative drop down lighting, door into:

Master Bedroom 13'11" x 12' (4.24m x 3.66m)

With feature vaulted ceiling, double glazed leaded light window to front aspect with southerly views towards the sea, radiator, space for wardrobes, loft hatch (loft is boarded and insulated) and door leading into:

En Suite Shower Room

With Velux double glazed window to side aspect, beautiful tiled effect flooring, wall mounted wash hand basin with chrome mixer tap inset to vanity unit with decorative tiled splashback, walk in corner glass shower with main shower, floating head and further attachment, low level flush W/C, matching chrome heated towel rail, wall mounted mirror and skimmed ceiling with spotlights.

Bedroom Three 12'0" x 10'8" (3.66m x 3.25m)

With double glazed window to rear overlooking the garden, radiator, space for wardrobes, skimmed ceiling with flush hollow light. Door into:

En Suite WC

Low level floating W/C with chrome push button flush, decorative tiled wall, wall mounted wash hand basin with chrome mixer tap and tiled splashback, skimmed ceiling with spotlight and extractor fan.

Rear Garden

A particular feature, being fully enclosed with a wrap around patio ideal for entertaining and catching the afternoon sun being mainly laid to lawn with two apple trees and a path providing side access.

Front Garden

Mainly laid to block paving providing ample off road parking, attractive flower and shrub borders leading to:

Garage

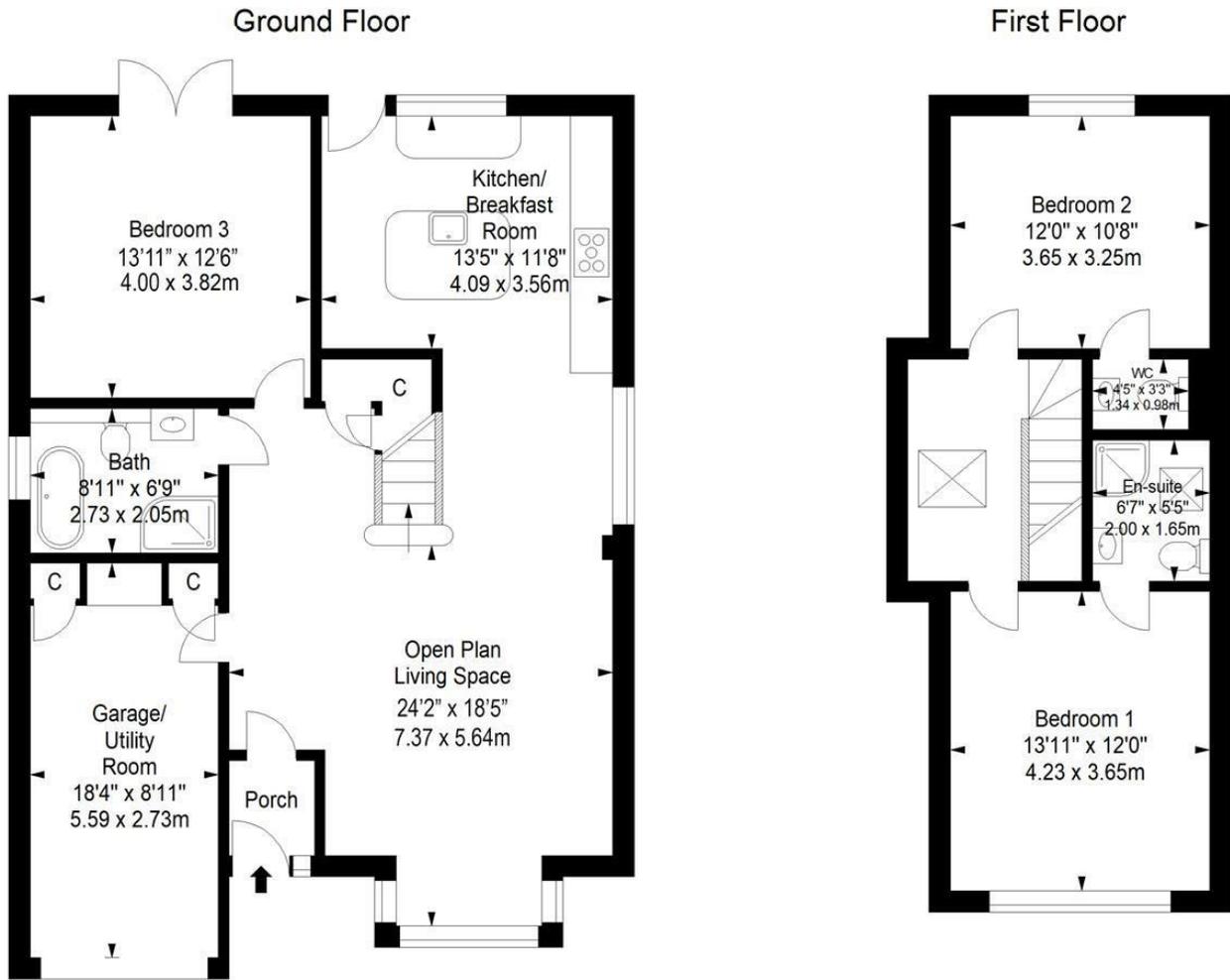
With up and over electric door, wall mounted electric meter and utility area with wall mounted cupboard enclosed boiler and tank, work surface with space and plumbing for washing machine and tumble dryer, fire door leading into the main house.



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

T: 01903 331567 E: goring@robertluff.co.uk

www.robertluff.co.uk



Approximate gross internal floor area 134.0 sq m/ 1442.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

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.