



Cavendish Close, Worthing

Offers In Excess Of
£375,000
 Freehold

- Semi Detached House
- Three Bedrooms
- West Garden
- Garage
- Chain Free
- EPC - C
- Freehold
- Council Tax Band - C

****Open Day Saturday 20th August 10am - 12pm**** Robert Luff & Co are pleased to present this three bedroom semi detached house located in a quiet close in Goring. The property offers generous living space with good sized bedrooms, a large west garden, off road parking, garage and the potential to be extended. It is position close to local schools, shops and transport links with mainline station only 0.5 miles away. Internal viewing advised.

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

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 Luff & Co**
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Accommodation

Porch

Two glazed windows to front and side, part obscure double glazed front door, internal glazed door to entrance hall.

Entrance Hall

Obscure glazed front door, storage under stairs housing gas and electricity meter, radiator, stairs to first floor.

Lounge 12'9" x 13'8" (into bay) (3.91 x 4.18 (into bay))

Feature York stone fireplace with inset gas fire and Stonehurst, double glazed bay window to front, radiator, opening to dining room.

Dining Room 12'3" x 10'11" (3.75 x 3.34)

Full height double glazed patio doors to conservatory, radiator.

Kitchen 8'5" x 7'10" (2.57 x 2.40)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink, space and plumbing for undercounter fridge and freezer, washing machine, freestanding oven, wall mounted Combi boiler, part tiled walls, tiled floor, full height double glazed door to conservatory with double glaze window to side.

Conservatory 17'9" x 6'9" (5.42 x 2.06)

Part brick and part double glaze construction, polycarbonate roof, full height double glazed patio doors to garden with two double glaze windows to side, further glazed stable door to garden, tiled floor.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 13'5" x 11'0" (into bay) (4.09 x 3.36 (into bay))

Double glazed bay window to front, radiator.

Bedroom Two 10'11" x 12'3" (3.33 x 3.74)

Double glazed window to rear, radiator.

Bedroom Three 8'5" x 8'3" (2.57 x 2.54)

Double glazed window to front, radiator.

Bathroom

PVC panelled Bath mixer tap over, pedestal wash hand basin with mixer tap over, obscured double glazed window to rear, radiator, part tiled walls, built-in storage cupboard offering shelving.

W.C

Low level W.C, part obscured double glazed window to rear, lino flooring.

Garage 8'3" x 20'4" (2.54 x 6.21)

Up and over main door, rear glazed window to garden, personal door to garden, power and lighting.

Rear Garden

Mainly laid to lawn with patio section, rear mature garden and seating area, potential for garden pond, side gate to front of property, personal door to garage, fence surround, flower and shrub borders.

Front Garden

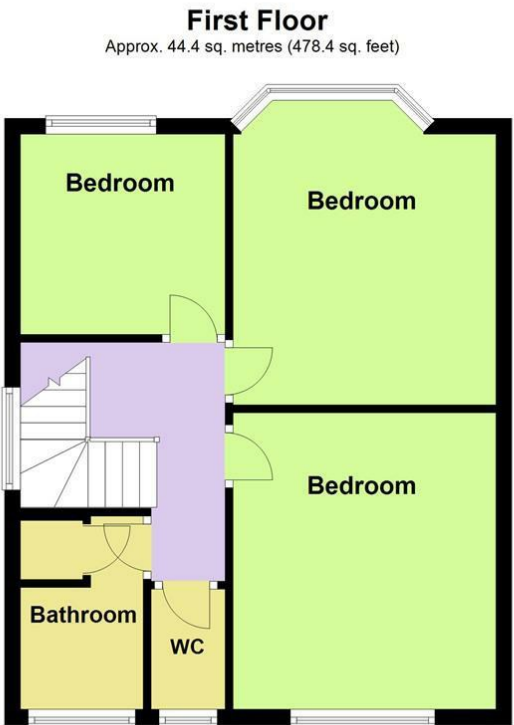
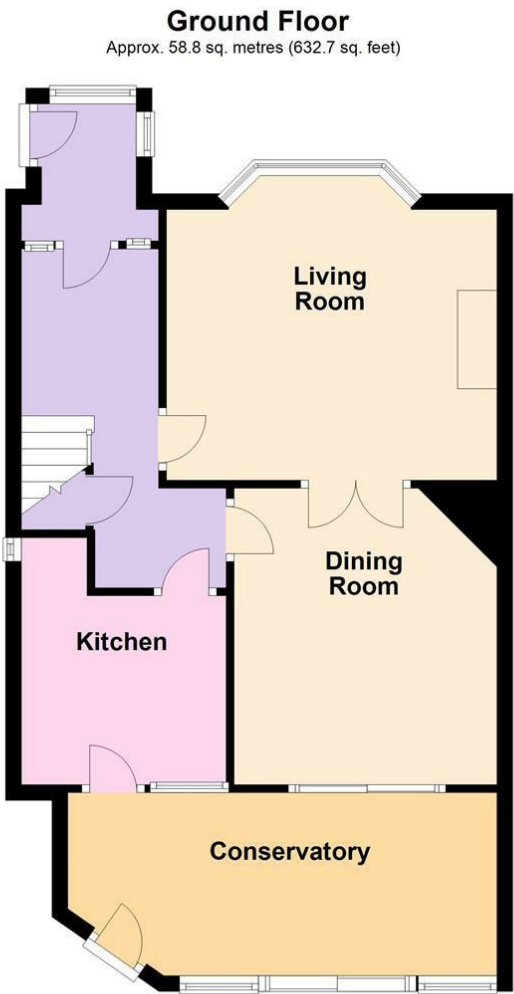
Mainly laid to lawn with hardstanding with parking for multiple cars, vehicle access to garage, flower and shrub borders.



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

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Total area: approx. 103.2 sq. metres (1111.1 sq. feet)

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		74	85
		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.