



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



## Lychpole Walk, Goring By Sea

Offers In The Region Of  
**£325,000**  
Freehold

- Extended Semi Detached House
- Three Bedrooms
- Modern Kitchen
- Utility room and Cloakroom/w.c
- Garage
- EPC -
- Freehold
- Council Tax Band - C

Robert Luff & Co are pleased to offer for sale this beautifully presented and well extended three bedroom semi-detached house situated in Goring, being close to mainline railway station, schools, shops and bus route. The property has many benefits including a modern extended kitchen, utility room and seperate W.C. The downstairs accommodation in brief is a living/dining room through to an extended kitchen area with doors to the low maintenance garden and there is a garage in the compound to the rear too. There is a utility room with ground floor cloakroom three bedrooms and modern bathroom too. The property is being offered with no ongoing chain. Viewing is strongly recommended

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

### Porch

Double glazed front door with obscured windows, tiled floor, further glazed door to.

### Hallway

Radiator, double doors to lounge / diner, stairs to first floor.

### Lounge/Diner 11'4" x 23'3" (narrowing to 7'4") (3.47 x 7.09 (narrowing to 2.26))

Double glazed window to front, wood effect laminate flooring, two radiators, feature fireplace, understairs storage cupboard with gas and electric meters and fusebox.

### Kitchen 14'2" x 7'6" (14'6" x 7'1") (4.33 x 2.29 (4.43 x 2.17))

Measurements to include built in units. Matching range of floor and wall units with wooden work surfaces, Butlers sink and mixer tap over, integrated dishwasher, chest height oven with grill over, American double fridge/freezer, part tiled walls, four ring halogen hob with extractor over, double glazed window and full height double glazed french doors to garden, wood effect laminate flooring.

### Utility Room 7'0" x 5'10" (2.13 x 1.78)

Tiled floor, range of floor and wall mounted units and work top surfaces, plumbing and space for washing machine and space for tumble drier, extractor fan, door to:

### Cloakroom/W.C

Low level W.C, pedestal wash hand basin with mixer tap over, wall mounted combi boiler.

### Landing

Access to loft space and all rooms.

### Bedroom One 13'0" x 8'5" (3.97 x 2.59)

Measurements to include built in range of wardrobes with hanging space, double glazed window, radiator.

### Bedroom Two 9'9" x 8'6" (2.97 x 2.59)

Measurements not to include built in storage, laminate flooring, double glazed window, radiator.

### Bedroom Three 6'5" x 6'0" (1.96 x 1.83 (1.95 x 1.84))

Measurements not including built in storage cupboard, double glazed window to front, radiator.

### Bathroom

White bathroom suite, low level W.C, vanity unit with storage below and mixer tap over, "L" shaped bath with mixer tap, shower attachment and shower screen over, obscured double glazed window to rear, tiled floor, heated towel rail.

### Front Garden

Laid to combination of shingle borders, path to front door.

### Rear Garden

Laid to decking, artificial grass, shed, enclosed by brick wall and fencing and rear access gate.

### Garage

In a compound with up and over door.



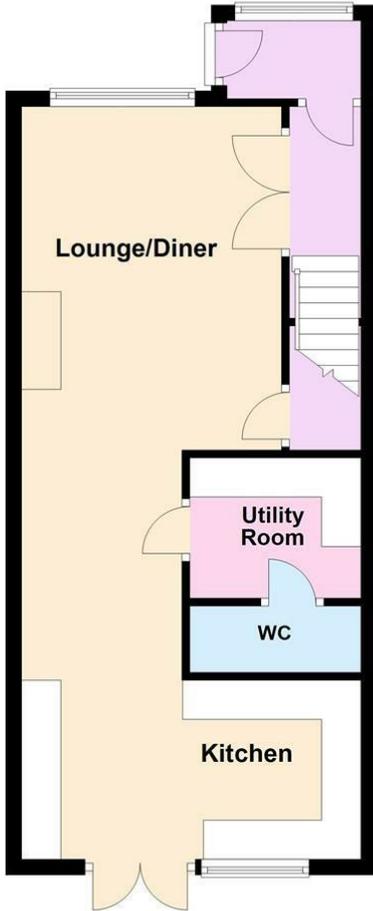
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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## Ground Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.5 sq. feet)



Total area: approx. 74.3 sq. metres (799.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>		69	
(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 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.

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