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Description

We are delighted to present this charming two bedroom mid terraced home in a small row of four properties, perfectly positioned in a peaceful cul-de-sac in South Goring, just a short stroll from the beach and conveniently close to local shops, schools, cafés, restaurants, and excellent transport links.

Beautifully presented throughout, the accommodation features a stylish modern kitchen, a bright and spacious lounge/dining room, a versatile utility room, and a contemporary refitted ground floor bathroom. Both bedrooms are generously sized doubles. Additional benefits include double glazing, gas central heating, and a beautifully landscaped rear garden complete with a garage, ideal for a home office, gym, or creative space.



Key Features

- Charming Mid-Terraced Home
- Modern Kitchen
- Utility Room
- Double Glazing
- Garage - Potential Studio
- Two Double Bedrooms
- Lounge/Dining Room
- Refitted Ground Floor Bathroom
- Landscaped Rear Garden
- Council Tax Band C



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Composite front door with frosted glass panel leading into:

Entrance

Double glazed window to side aspect, and archway leading into:

Lounge/Dining Room

5.32 x 3.24 (max) (17'5" x 10'7" (max))

Double glazed window to front with a nice open view, enclosed with bespoke shutters, feature white floorboards, art deco fireplace, TV point, radiator, decorative shelved recess, space for lounge area and dining room table and chairs, coved ceiling, and decorative archway leading into:

Modern Kitchen

2.50 x 2.08 (8'2" x 6'9")

One and half stainless steel sink unit inset to a roll top work surface with matching range of high gloss wall and base units, built in oven, four ring hob with extractor above, space and plumbing for dishwasher, space for further appliance, attractive glass splashback, tiled effect flooring, skimmed ceiling, and a part glazed door leading into:

Utility Room

2.75 x 2.47 (9'0" x 8'1")

Double glazed window to both sides and rear door overlooking the garden, tiled effect flooring, wall mounted Worcester boiler with worksurface, space and plumbing for fridge freezer, washing machine and tumble dryer, two skylights, radiator and skimmed ceiling with spotlights.

Inner Hallway

Stairs leading up to first floor landing, hanging space, wall mounted thermostat, radiator, original stripped door leading into:

Refitted Ground Floor Bathroom

Two double glazed frosted windows to rear aspect, tiled effect flooring, walk in double shower with mains attached chrome shower mixer, low level flush WC, double drawer vanity unit with inset basin, chrome mixer tap, radiator, built in linen cupboard with shelving, panelled walls, coved and skimmed ceiling.

Stairs up to:

First Floor Landing

Double glazed window to rear overlooking the garden, built in desk area with power points and USB for study space.

Bedroom One

5.32 x 3.24 (17'5" x 10'7")

Double glazed window to front with a nice open view, enclosed with bespoke shutters, radiator, TV point, telephone point, space for wardrobes, a further range of built in wardrobes with hanging space and shelving, built in cupboard with shelving and space for drawers, coved and textured ceiling.

Bedroom Two

3.62 x 2.10 (11'10" x 6'10")

Double glazed window to rear overlooking the garden, radiator, space for double bed, space for furniture, original picture rail and textured ceiling.

Rear Garden

A particular feature of this wonderful home is the landscaped rear garden, being mainly laid to lawn with a centralised patio area, ideal for catching the afternoon sun with space for table and chairs, a double width laid patio leads to the rear of the garden with a further seating area and access into a large double garage/studio, stepping stones to the side lead to the rear of the studio with a gate providing rear access.

Garage - Potential Studio

With double doors to the rear and door to rear garden, power and light, the ideal space to convert into a home studio, annex or gym.

Front Garden

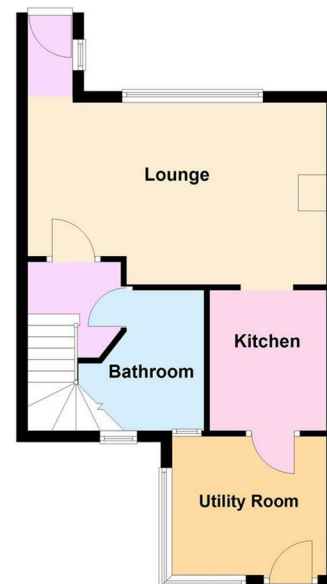
Attractively landscaped by the current owner with picket fencing, gate leading onto white slabbed approach with steps to front door, and finished with slate chippings and attractive planting.



Floor Plan Sunny Close

Ground Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



First Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 69.4 sq. metres (747.1 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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 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.



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