



## Windermere Crescent, Goring

Offers In Excess Of  
**£500,000**  
Freehold

- Detached Bungalow
- Open plan
- En-Suite
- Council Tax Band - D
- Three Bedrooms
- Modern finish
- Freehold
- EPC - C

We are pleased to present this extended three double bedroom detached bungalow located in Goring. The property offers a generous living space with an open lounge/kitchen/diner and bi-fold doors to the garden too. There are good sized bedrooms (one with an en-suite) and it is beautifully presented too. Other benefits include ample off road parking, an oversized garage, and a landscaped rear garden too. Internal viewing advised. Vendor suited.

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**Robert  
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## Accommodation

### Porch

Part double glazed front door with further double glazed windows to front and both sides, wood effect flooring, part obscured double glazed composite door to entry hall.

### Entrance Hall

Mirror fronted storage cupboard, radiator, loft access (part boarded) with pull down ladder housing combi boiler, wood effect flooring.

### Kitchen 16'9" x 7'10" (5.11 x 2.40)

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl stainless steel sink with mixer tap over, integrated double oven with mixer microwave/grill over, four point induction hob with extractor over, wood effect flooring, double glazed window to rear, space and plumbing for American fridge freezer and dish washer, matching splash backs, breakfast bar area, opening to lounge/diner.

### Lounge/Diner 16'4" x 16'9" (5.00 x 5.11)

Full height double glazed bi-fold doors to rear, three double glazed windows to side and front, two radiators, wood effect flooring, double glazed skylight.

### Bedroom One 16'1" x 9'5" (4.92 x 2.89)

Measurements to exclude built in wardrobes offering hanging and shelving, double glazed window to front, radiator, access to en-suite.

### En-Suite

White bathroom suite, shower cubical with thermostatic shower and glass screen over, low level W.C, vanity unit with storage below and surface mounted sink with mixer tap over, extractor fan.

### Bedroom Two 13'1" x 10'4" (4.00 x 3.17)

Measurements to exclude built in wardrobe offering hanging and shelving, double glazed window to front, radiator.

### Bedroom Three 9'10" x 9'10" (3.00 x 3.00)

Measurements to exclude built in wardrobe offering hanging and shelving, radiator, double glazed window to rear.

### Bathroom

White bathroom suite, wooden clad L shaped bath with thermostatic shower and glass screen over, low level W.C, vanity unit with storage below, surface mounted sink and mixer tap over, built in storage, utility cupboard with space and plumbing for washing machine and tumble drier, vinyl flooring, heated towel rail, part tiled walls, obscured double glazed window to rear.

### Rear Garden

Mainly laid to patio with timber pergola, lawn section, side access to front of property, gate to drive, personal door to garage, flower and shrub borders, fenced surround.

### Front Garden

Driveway with off road parking for multiple cars, low level retaining front wall, personal door to garden.

### Oversized Garage

Pre-fab construction with cement fibre board roof, up and over main electric door, power and lighting, windows to side and rear, personal door to garden.



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**Floor Plan**

Approx. 107.8 sq. metres (1160.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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	

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