Robert Luff & Co

Frobisher Close, Goring-By-Sea, Worthing

Freehold - Offers In Excess Of £515,000

2

2

1

D



Description

Robert Luff & Co are delighted to offer this well presented spacious Detached Bungalow situated in a quiet close in Goring, having good shops, train and bus services close by with the beach being just over 1.5 miles away. There is an impressive reception hall, bay fronted double aspect living room that opens into the dining room and leads into the fitted kitchen. There are two double bedrooms with fitted wardrobes and a shower room and separate w.c. The front garden is landscaped for ease of maintenance and there is a long driveway leading to the garage which has an electric roller door. The rear garden is very private and beautifully landscaped. Other benefits to the property are gas heating and double glazing. internal viewing to appreciate the size, location and plot is essential



Key Features

- Detached Bungalow
- Two Reception Rooms
- Freehold
- Council Tax Band - D
- Goring Location
- Two Double Bedrooms
- Attractive Gardens
- EPC Rating - D
- Garage and Driveway
- Viewing Essential





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Entrance Porch
with double glazed front door and window, tiled floor and then front door to

Reception Hall
wall mounted electric meter and fuse box, radiator, access to loft space, radiator, wood effect flooring, two built in cupboards, which house hot water tank, gas meter and storage

Living Room
5.6 x 3.47 (18'4" x 11'4")
measurements onto bay window with range of double glazed windows giving a double aspect, fireplace and leads into

Dining Room
2.89 x 3.47 (9'5" x 11'4")
radiator, double glazed window and arch to

Kitchen/Breakfast Room
4.5 x 2.71 (14'9" x 8'10")
measurements include the built in units and comprise of single bowl single drainer sink unit with range of units and drawers under and over the work top surfaces, space for cooker, washing machine and fridge freezer, part tiled walls, wall mounted gas fired central heating boiler, double glazed window and double glazed doors onto and overlooking the rear garden

Bedroom One
3.75 x 3.42 (12'3" x 11'2")
measurements include the range of built in wardrobes providing ample hanging and shelving, double glazed window overlooking the rear garden

Bedroom Two
3.31 x 2.82 (10'10" x 9'3")
measurements are to include the built in wardrobe, radiator, double glazed window

Shower Room
with fitted corner shower cubicle, radiator, obscured double glazed window, part tiled walls and wash hand basin with cupboard below

Separate w.c
with low level w.c, part tiled walls, obscured double glazed window

Outside

Front Garden
mainly laid to shingle borders for ease of maintenance, raised shrub borders

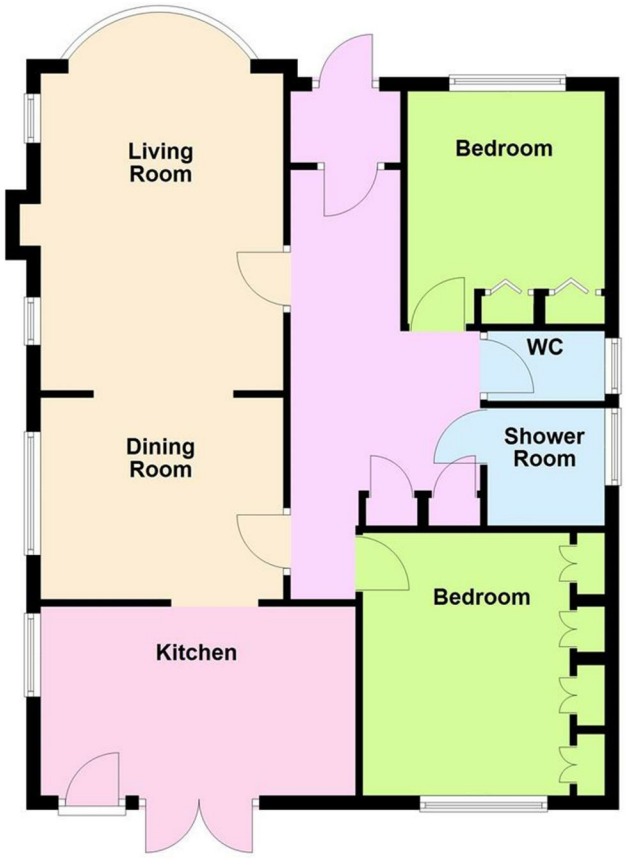
Garage and Driveway
4.89 x 2.29 (16'0" x 7'6")
a long driveway which could park numerous vehicles approaches the garage which has an electric roller door, power and light

Rear Garden
which is a fine feature of the property and has shaped lawn, flower and shrub borders, paved patio, shingle seating area large shed and enclosed by fencing

Floor Plan Frobisher Close

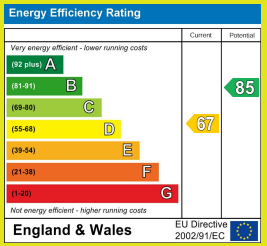
Floor Plan

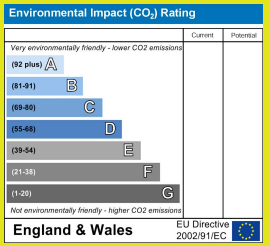
Approx. 82.4 sq. metres (887.1 sq. feet)



Total area: approx. 82.4 sq. metres (887.1 sq. feet)







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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