



3



1



1



C



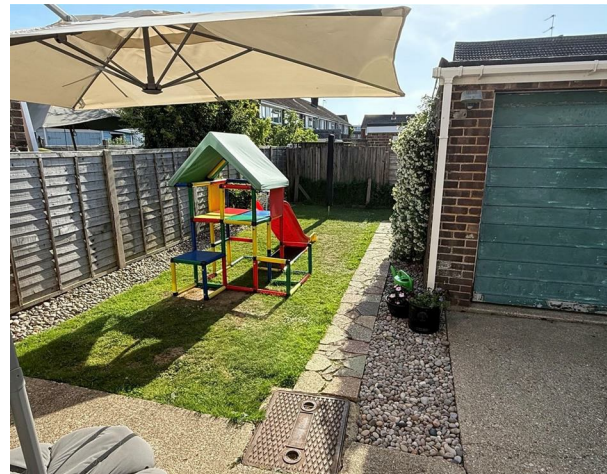
Description

Robert Luff & Co are delighted to offer this end of terrace house situated in Goring-by-Sea with its good local amenities, schools, bus routes and mainline railway station. The accommodation in brief comprises of entrance porch, living room, modern kitchen/dining room, three bedrooms and modern bathroom/w.c. There are many benefits including a West facing rear garden, garage and driveway, double glazing and gas fired central heating. Viewing is recommended.



Key Features

- End of terrace house
- West facing garden
- Modern kitchen/dining room
- Well Presented
- Freehold
- Three Bedrooms
- Garage and driveway
- Modern Bathroom
- EPC - C
- Council Tax Band - C





Entrance Porch

Living Room
4.37 x 4.37 (14'4" x 14'4")

Kitchen/Dining Room
4.37 x 3.02 (4.38 x 3.03) (14'4" x 9'11")

First Floor Landing

Bedroom One
4.17 x 2.59 (13'8" x 8'6")

Bedroom Two
2.82 x 2.54 (2.81 x 2.53) (9'3" x 8'4")

Bedroom Three
3.23 x 1.83 max (10'7" x 6'0" max)

Bathroom/W.C.

Front Garden

West Rear Garden

Driveway

Garage
Split in to two section, to the front is a utility area and to the rear is storage.



Floor Plan The Greenway

Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(82 plus) A		86
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		70
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

robertluff.co.uk

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

01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co