



Asking Price
£315,000
 Freehold

Boxgrove, Goring-By-Sea

- Semi-Detached Bungalow • Two Reception Rooms
- Two Double Bedrooms • Shower Room / W/C
- South / West Rear Garden • Garage & Off Road Parking
- Close to Amenities • EPC - D
- Council Tax Band - C • FREEHOLD

An Extended Semi-detached bungalow ideally situated in this favoured Goring location close to local shops, schools, bus routes, parks and mainline station nearby. The accommodation in brief offers entrance hall, kitchen, living room, dining room, two double bedrooms and a shower room/w.c. Other benefits include a South / West rear garden, garage and driveway, gas boiler installed in 2022, new carpets and being sold with NO CHAIN. Viewing is recommended

T: 01903 331567 E: goring@robertluff.co.uk
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 Luff & Co**
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Accommodation

Entrance Porch

Obscured double glazed front door & side windows, further obscured double glazed door to;

Entrance Hall

Radiator, smooth ceiling, fitted cupboard with electric and gas meter, electric circuit breaker fuse board.

Living Room 15'5" x 10'10" (4.71 x 3.31)

Radiator, smooth ceiling, opening to dining room.

Dining Room 11'6" x 6'5" (3.51 x 1.96)

Radiator, double glazed window, smooth ceiling, opening to;

Sun Room 10'10" x 8'0" (3.32 x 2.44)

Radiator, doors to garden.

Kitchen 10'9" x 6'4" (3.30 x 1.95)

Measurements to include built in matching wall and base units inset to worktop with stainless steel sink unit, wall mounted gas fired central heating boiler (vendor advised installed in 2022), built in oven and hob, plumbing and space for washing machine and fridge freezer, double glazed window and double glazed obscured door to side, smooth ceiling with spotlights, radiator.

Bedroom One 13'7" x 10'10" (4.16 x 3.32)

Measurements to include built in wardrobe with hanging and shelving, double glazed window, radiator.

Bedroom Two 11'5" x 10'3" (3.49 x 3.146)

Measurements to include built in wardrobes with hanging and shelving, double glazed window, radiator.

Shower / W/C

Low level flush w/c, step in shower cubicle with wall mounted shower, wash hand basin, part tiled walls, obscured double glazed window, radiator.

Front Garden

Shingle and shrubs.

South / West Rear Garden

Mainly paved with flowers and shrubs, water tap, side gate, personal door to;

Garage 17'5" x 7'10" (5.31 x 2.39)

Up and over door, obscured double glazed window.

Driveway

In front of garage providing off road parking.



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

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Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	6387
(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	
Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(92 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

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