



Boxgrove, Goring-By-Sea

Offers In Excess Of
£330,000
Freehold

- Superb Semi Detached House
- Two Double Bedrooms
- Garage and Driveway
- Fully Fitted Kitchen
- Gas heating
- Walled South Facing Garden
- Three Reception Rooms
- EPC Rating - D
- Double Glazing
- Viewing Essential

Robert Luff & Co are delighted to offer this superb Semi detached house situated in Goring having good access to schools, shops, railway station and bus routes. The property is beautifully presented and has living room, dining room, fully fitted kitchen, two double bedrooms and modern bathroom/w.c. Outside there is a private walled south facing rear garden, garage and driveway. Other benefits are gas fired central heating and double glazing. Internal inspection is essential to appreciate this property.

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Accommodation

Entrance Hall

Obscured front door with side panel, radiator, wood flooring, smooth ceiling with spotlights, understairs cupboard housing meters and circuit breaker fuse board, double glass doors to:

Living Room 14'4" x 11'8" (4.39 x 3.56)

Two double glazed opening windows giving double aspect, feature fireplace with gas fire with hearth, wood flooring, smooth ceiling, TV point.



Kitchen 14'4" x 7'4" (4.38 x 2.24)

Measurements to include built in units. Matching range of floor and wall units with work top surfaces, single bowl single drainer sink unit with mixer tap, built in slimline dishwasher and washing machine, Bosch 4 ring induction hob, extractor over, Bosch oven, space for fridge/freezer, tiled flooring, radiator, double glazed opening window, smooth ceiling with spotlights, double doors.

Dining Room 11'5" x 7'0" (3.48 x 2.14)

Tiled flooring, double glazed sliding doors to garden.



Landing

Access to loft space housing the combi gas fired central heating boiler, smoke detector, smooth ceiling.

Bedroom One 14'2" x 11'6" (4.32 x 3.53)

Measurements to include built in wardrobes. Range of wardrobes, one double and one with triple with hanging and shelving, two double glazed opening windows giving double aspect and radiator, smooth ceiling.

Bedroom Two 14'2" x 7'4" (4.34 x 2.26)

Two double glazed windows giving double aspect, radiator, coved ceiling

Bathroom/w.c

Shaped bath with wall mounted shower and screen, close coupled low-level w.c, wash hand basin, obscured double glazed window, chrome ladder style towel rail, smooth ceiling with spotlights.

Front and Side Gardens

Laid to lawn, flowers and shrubs, hedging.

South Facing Walled Rear Garden

Gate, areas of shaped lawn, flower and shrub borders, brick shaped patio enclosed by fencing and brick wall.

Garage 16'11" x 8'2" (5.16 x 2.49)

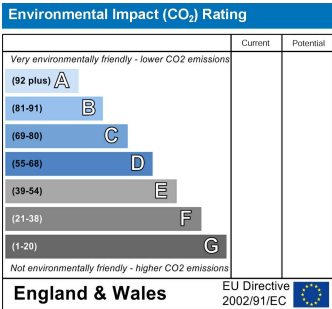
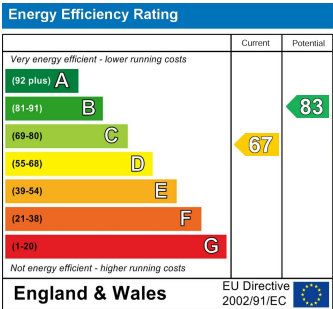
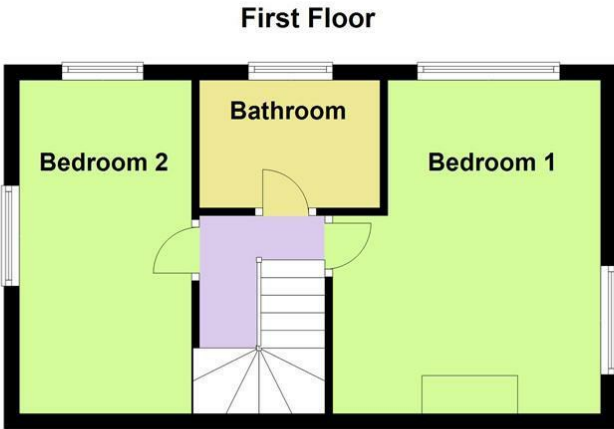
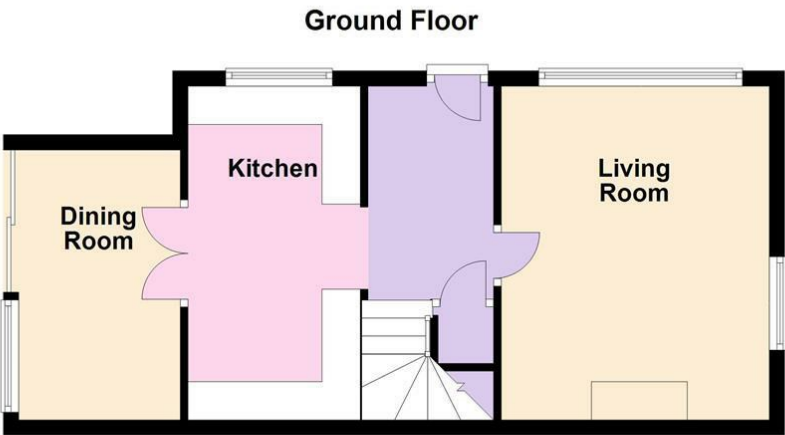
Driveway in front with electric up and over door and personal door to rear garden, power and light.



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