



Barrington Road, Worthing



Asking Price
£230,000
 Freehold

- Terrace House
- South Garden
- Popular Location
- In need of Modernisation
- Three Bedrooms
- Driveway
- EPC -
- Chain Free

Robert Luff & Co are pleased to present this three bedroom terrace house located in south Goring. Living accommodation comprises three good sized bedrooms, lounge / diner, separate kitchen and a south garden. there is the benefit of a private drive and the property is located close to local schools, shops and transport links with mainline station only 0.5 miles away. The property is in need of modernisation and is being offered with no ongoing chain.

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Accommodation

Entrance Hall

Storage cupboard housing meters, radiator, part obscured glazed front door, stairs to first floor.

Lounge / Diner 21'9" x 12'4" (maximum) (6.63 x 3.76 (maximum))

Feature fireplace with log burner, glazed window to front and rear, rad, electric storage heater

Kitchen 11'5" x 8'11" (measurements to include built in un (3.50 x 2.72 (measurements to include built in unit))

Range of matching floor and wall units with inset ceramic sink, floor standing boiler, glazed door to garden with glazed door to side.

First Floor Landing

two storage cupboards, one housing hot water tank and providing storage, electric heater, loft access.

Bedroom One 9'9" x 12'6" (measurements to exclude built in cupbo (2.99 x 3.83 (measurements to exclude built in cupboad))

Built in storage cupboard offering hanging and shelving, glazed window to rear.

Bedroom Two 10'8" x 9'10" (measurements to exclude built in un (3.26 x 3.01 (measurements to exclude built in unit))

Built in storage cupboards offering hanging and shelving, glazed window to front

Bedroom Three 10'10" x 6'11" (maximum) (3.32 x 2.13 (maximum))

Glazed window to front, storage cupboard over bulkhead

Bathroom

Panelled bath, wall mounted wash hand basin, part tiled walls, glazed window to rear.

W.C

Low level W.C, glazed window to rear, lino flooring.

Rear Garden

mainly laid to lawn, outside W.C, two brick storage rooms, fenced surround, side access to front.

Front Garden

Laid to hard standing with parking for multiple cars, lawn area, side access to rear of property.

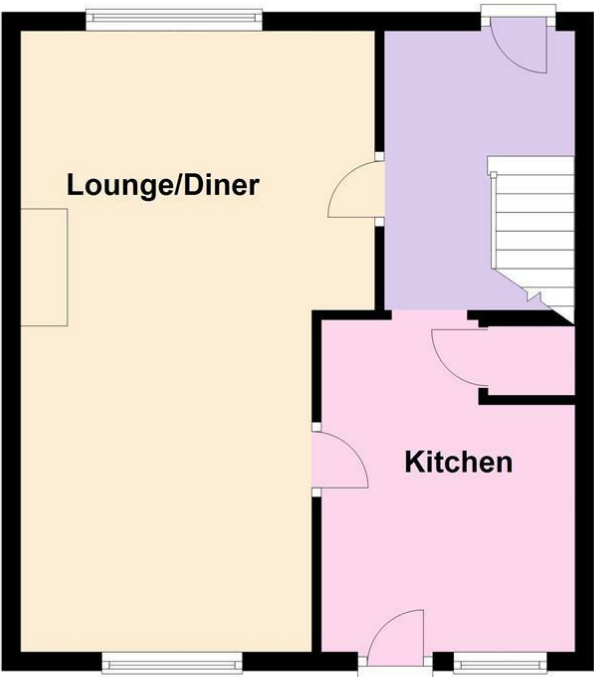


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

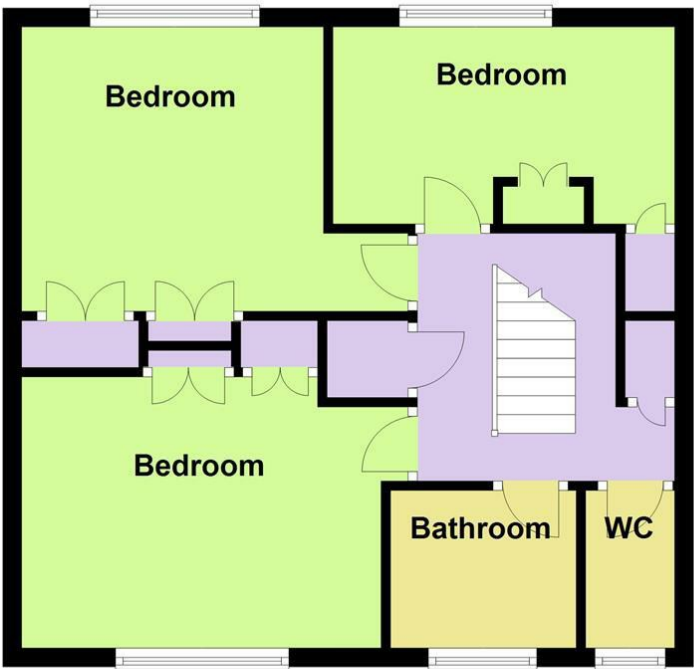
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			<div><div></div><div>88</div></div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>		<div><div></div><div>50</div></div>	
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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	

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.