



Limbrick Lane, Goring-By-Sea

Offers In Excess Of
£350,000
Freehold

- Semi Detached House
- Stunning Kitchen/Dining Room
- Freehold
- Council Tax Band - B
- Modern Bathroom
- Three Bedrooms
- West Rear Garden
- EPC Rating - TBC
- Driveway
- Viewing Essential

Robert Luff & Co are delighted to offer this Superbly presented Semi Detached House situated in good proximity of schools, shops, mainline railway station and the beach being just over a mile away. The property which has been modernised throughout comprises of entrance hall, bay fronted living room, superb Modern fitted Kitchen/Dining room, three bedrooms, modern bathroom/w.c. Outside is the front garden and driveway and to the rear is a nice size West facing rear garden. Internal viewing is essential to be fully appreciated

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Accommodation

Entrance Hall

accessed via front door, tiled flooring, radiator, understairs cupboard with storage and electric circuit breaker fuse box

Living Room 12'6" x 11'6" > 12'10" (3.82 x 3.51 > 3.93)

measurements into bay, double glazed window, smooth ceiling, radiator

Kitchen/Dining Room 18'11" x 7'9" (5.79 x 2.38)

measurements to include fitted units. One and a half bowl sink unit with mixer tap, range of units and drawers over and under work top surfaces, built in washing machine, dishwasher, fridge and freezer, tiled flooring, radiator, unit under lighting, fitted oven, induction hob and extractor fan, large larder cupboard, smooth ceiling, double glazed window and double glazed door onto rear garden

First floor landing

radiator, smooth ceiling, double glazed window, access to loft space, smoke detector

Bedroom One 12'2" x 9'6" > 8'4" (3.71 x 2.91 > 2.55)

radiator, double glazed window, smooth ceiling

Bedroom Two 9'11" x 9'10" (3.04 x 3.02)

radiator, double glazed window and smooth ceiling

Bedroom Three 7'11" x 5'5" (2.43 x 1.66)

measurements are not to include the fitted cupboard which houses the gas fired central heating boiler, radiator, double glazed window, smooth ceiling

Bathroom/u.c

low level u.c, wash hand basin, panelled bath with mixer taps, wall mounted shower with large drench head and side rinser, part tiled walls, obscured double glazed window, heated towel rail, smooth and coved ceiling and extractor

Outside

Front Garden

laid to lawn

Driveway

providing off road parking

West Facing Rear Garden

being laid to lawn, brick shed, path and side access, enclosed by fencing

Agents Note

In accordance with the 1979 Estate Agents Act one of the sellers is an employee of Robert Luff & Co



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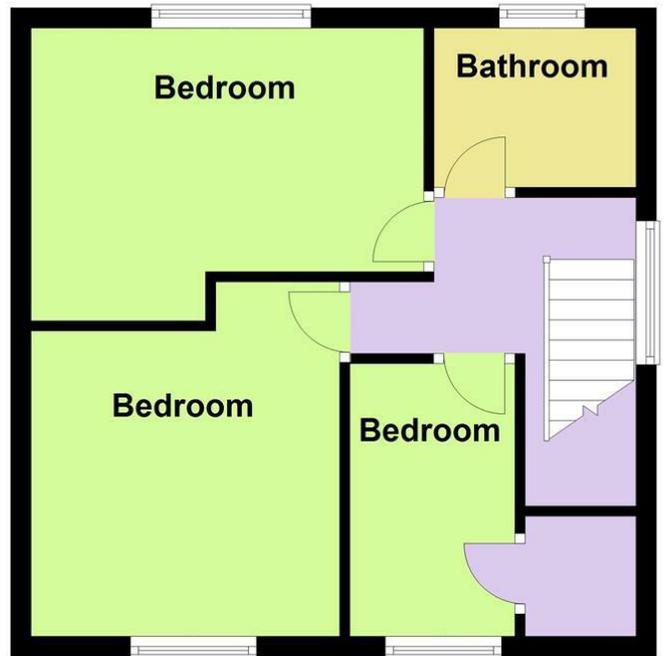
Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 71.9 sq. metres (774.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(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		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	

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