



## The Strand, Worthing



Asking Price  
£280,000  
Freehold

- Terraced House
- Three Bedrooms
- Driveway
- GFCH
- EPC - TBC
- \*CASH BUYERS ONLY\*
- South Facing Rear Garden
- Double Glazed
- Workshop
- Council Tax Band - B

**\*\* CASH BUYERS ONLY \*\*** An ideal family home or investment. Three bedroom terraced house in Goring. The property has a good size lounge/dining room, fitted kitchen, three good size bedrooms and a bathroom/w.c. Outside there is a driveway that provides off road parking for two cars. The rear garden is south facing. There is also a workshop/concrete shed in the rear garden. Situated in a great location for schools, shops, bus and train routes and you can walk to the sea which is just over a mile away. Viewing is recommended

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## Accommodation

### Entrance Hall

Radiator

### Living Room/ Dining Room 22'5" x 12'3" (6.85 x 3.74)

Radiator, Double glazed patio leading to south facing rear garden, electric fireplace with wooden surround, radiator

### Kitchen 12'0" x 9'2" (3.68 x 2.8)

Measurements to include units and worktops, Stainless steel sink unit, space and plumbing for dishwasher, space for cooker, space for washing machine, space for fridge freezer, space and plumbing for washing machine, wall mounted ideal combi boiler, double glazed door to rear garden.

### Landing

Storage cupboard and loft access

### Bedroom One 13'9" x 9'6" (4.2 x 2.9)

Double glazed window, Radiator, built in wardrobe

### Bedroom Two 13'9" x 9'6" (4.2 x 2.9)

Double Glazed window, Radiator and built in wardrobe

### Bedroom Three 10'9" x 7'2" (3.3 x 2.19)

Measurements to include built in over stairs storage cupboard, double glazed window and radiator

### Bathroom 8'7" x 5'2" (2.64 x 1.6)

modern tiles, matching modern white suit, comprising of WC, wash hand basin, pan, bath, double glazed window and radiator.

### Front Garden

Off road parking for 2 cars, shared side access, flower border

### South Facing Rear Garden

Patio area, laid to lawn, flower and shrub border.

### Workshop 21'11" x 5'6" (6.7 x 1.7)

Including WC



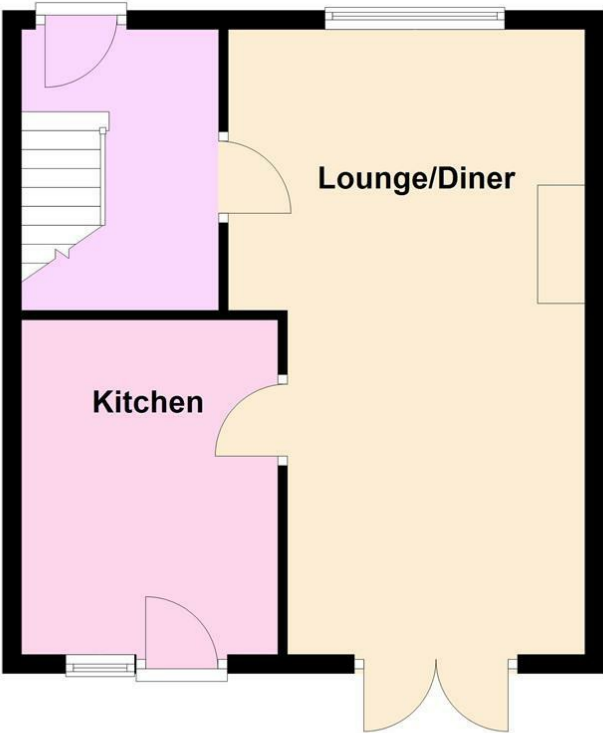
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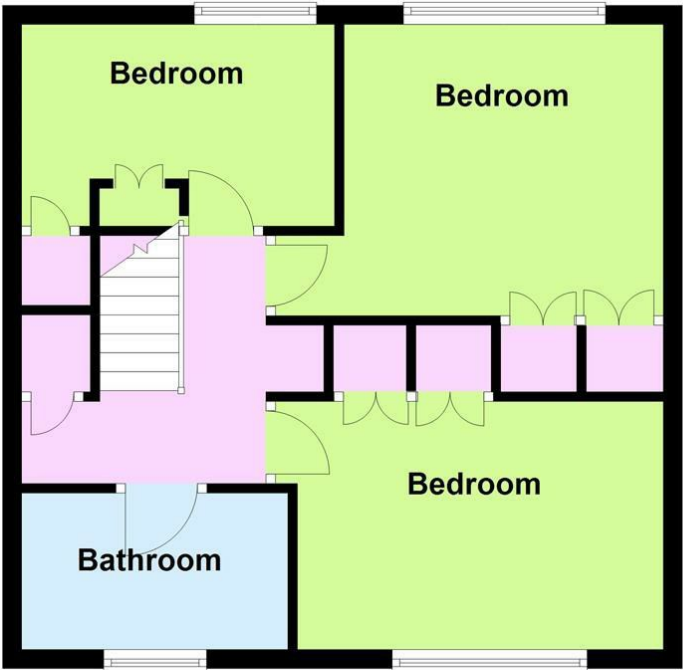
Ground Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Total area: approx. 84.2 sq. metres (906.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.