



Limbrick Lane, Goring



Asking Price
£380,000
 Freehold

- End Terrace House
- Extended
- Kitchen/Diner
- Driveway
- Four Bedrooms
- Two Reception Rooms
- EPC - C
- Vendor Suited

Robert Luff & Co are pleased to present this extended four bedroom end terrace house located in Goring. The property offers fantastic living accommodation with great bedroom sizes. It is located close to local schools, shops and transport links with mainline station nearby. Internal viewing advised, vendor suited.

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Accommodation

Entrance Hall

Part obscure double glazed front door, opening to boot room and dining area.

Boot Room

Double glazed window to front, various storage cupboards.

Dining Area 10'1" x 18'6" (3.08 x 5.66)

Part obscured double glazed door to garden with double glazed window to side, two radiators, vinyl tile flooring.

Inner Hall

Under stairs storage housing gas and electricity meters, radiator, stairs to first floor.

Lounge 16'4" x 16'2" (info bay) (5.00 x 4.95 (info bay))

Double glazed bay window to front, feature fireplace with inset gas fire with wooden surround and stone inset, two radiators.

Kitchen 14'2" x 9'8" (measurements to include built in uni (4.32 x 2.96 (measurements to include built in unit))

Range of matching floor and wall units with inset composite sink with mixer tap over, space and plumbing for washing machine, tumble drier, american fridge/freezer and free standing oven with four point gas hob and extractor over, wall mounted combi boiler, tiled splashbacks, two further storage cupboards offering shelving, radiator, part double glazed door to garden with double glazed window to side, vinyl tile flooring.

W.C

Low level W.C, radiator, double glazed window to rear, vinyl tile flooring.

First Floor Landing

Storage cupboard offering hanging and shelving, loft access.

Bedroom One 10'0" x 18'5" measurements to include built in uni (3.07 x 5.63 measurements to include built in units)

Built in wardrobes offering hanging and shelving, double glazed window to front, radiator, access to bathroom.

Bedroom Two 12'3" x 9'8" (3.75 x 2.96)

Two double glazed windows to front, radiator.

Bedroom Three 12'11" x 9'8" (3.94m x 2.95m)

Measurements to exclude built in cupboard. Two double glazed windows to rear, radiator, storage cupboard offering hanging and shelving.

Bedroom Four 6'4" x 10'9" (1.94 x 3.30)

Measurements to include built in cupboard. Double glazed window to front, radiator.

Bathroom 5'4" x 17'6" (1.64 x 5.35)

White bathroom suite, double shower cubical with glass screen and thermostatic shower over, low level W.C, wall mounted vanity unit with inset wash hand basin and mixer tap over, PVC panelled corner bath with mixer tap over, wall mounted storage cupboard, heated towel rail, two obscured double glazed windows to rear, lino flooring, tiled shower area, part tiled walls.

Rear Garden

Mainly laid to lawn, storage shed, raised BBQ area, fenced and bush surrounds, outside tap

Front Garden

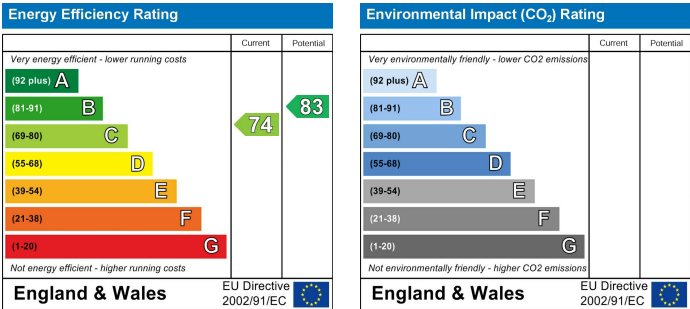
Laid to lawn, hard standing with parking, path to front door.



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

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