



Chesterfield Road, Goring-By-Sea

- Semi Detached House
- Three Bedrooms
- South Garden
- Parking
- Modernisation Required
- EPC Rating - E
- Freehold
- Council Tax Band - C

Asking Price
£350,000
Freehold

Robert Luff & Co are please to present this three bedroom semi detached house located in Goring in need of modernisation. The property offers good living space and bedroom sizes with a large south facing garden too. The property also benefits off road parking, double glazing and the potential to extend. It is located close to local schools, shops and transport links with mainline station only a short walk away, the property is being offered with no ongoing chain.

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Accommodation

Entrance Hall

Part obscured double glazed front door with double glazed windows to both sides, storage cupboard under stairs housing electric meters, electric heater, stairs to first.

Kitchen 9'11" x 7'10" (3.03 x 2.41)

Measurements to include built in units. Range of matching floor and wall units including stainless steel sink with space for washing machine, fridge / freezer and oven, storage cupboard, double glazed window to rear, part obscured double glazed door with double glazed window to side, floor standing hot water tank.

Lounge 11'11" x 12'11" (3.64 x 3.96)

Feature fireplace with stone hearth and surround, double glazed window to front, electric heater.

Dining Room 13'2" x 10'10" (4.02 x 3.32)

Feature fireplace with stone hearth and surround, full height double glazed door to garden with double glazed windows to side, electric heater.

First Floor Landing

Loft access with pull down ladder, electric heater, large obscured double glazed window to front.

Bedroom One 12'11" x 11'11" (3.96 x 3.64)

Double glazed window to front.

Bedroom Two 13'2" x 10'10" (4.02 x 3.32)

Double glazed window to rear.

Bedroom Three 9'11" x 7'10" (3.03 x 2.41)

Double glazed window to rear

Bathroom

Cast iron bath with mixer tap, pedestal wash hand basin, obscured double glazed window to side, part tiled walls.

W.C

Low level W.C, obscured double glazed window to side.

Rear Garden

South facing, mainly laid to lawn, three brick built storage units, one housing an outside toilet, flower and shrub borders, various mature trees and shrubs, side access to front of property.

Front Garden

Hard standing with parking, mainly laid to lawn, flower and shrub borders, low level retaining wall, side access to rear of property via side gate.



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

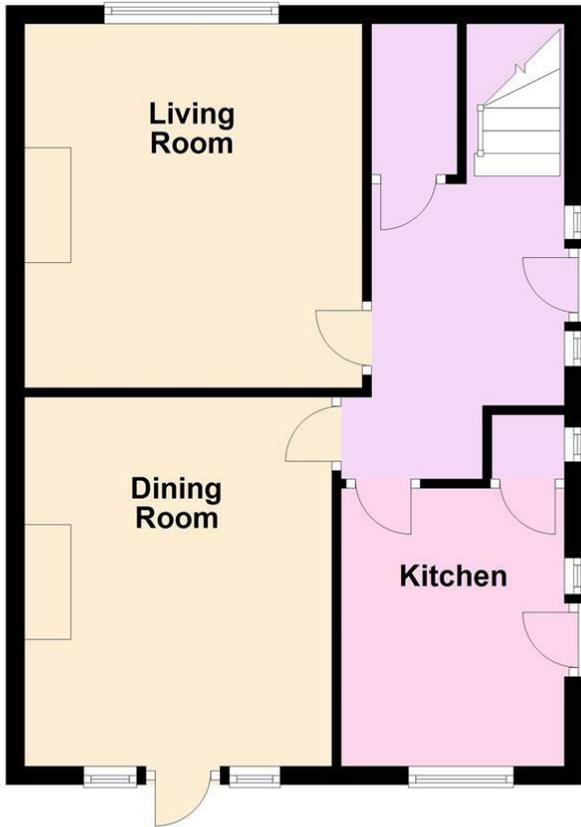
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Floorplan

Ground Floor

Approx. 47.1 sq. metres (506.9 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.9 sq. feet)



Total area: approx. 94.2 sq. metres (1013.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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	

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.

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