



## Coleridge Crescent, Goring-By-

Offers In Excess Of  
£380,000  
Freehold

- Ext Semi Detached House
- Double Garage
- Cloakroom/w.c
- Freehold
- Well Presented
- Three Bedrooms
- Southerly Rear Garden
- EPC Rating - D
- Council Tax Band - C
- Viewing Essential

An Extended Semi Detached House being in good proximity to local amenities including shops, schools, mainline train station and the beach being just under a mile and a half away and access to the South downs being close by. The property has entrance porch, 23'3" Living Room, Dining Room, fitted kitchen, cloakroom/w.c, three bedrooms, shower room/w.c. Outside is brick paved driveway leading to a double garage and a nice size rear garden. Internal Viewing is Essential to be fully appreciated

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Entrance Porch

Obscured double glazed front door, tiled flooring, radiator, vaulted ceiling, smooth ceiling.

### Hallway

Door to garage, stairs to first floor, hardwood flooring, double glass doors to;

### Living Room 23'3" x 13'0" > 8'1" (7.11 x 3.98 > 2.47)

Tall radiator and further wall mounted radiator, under stairs cupboard with electric breaker fuse board and gas metre, fireplace, smooth and coved ceiling, double glazed window, hardwood flooring, archway to;

### Dining Room 8'7" x 7'11" (2.64 x 2.43)

Double glazed window, hardwood flooring, radiator, smooth and coved ceiling.

### Kitchen 11'0" x 8'2" (3.37 x 2.50)

Measurements to include matching range of built in units, stainless steel sink unit set into wok top with mixer tap and drainer, plumbing and space for dishwasher and washing machine, built in oven with hob and extractor hood above, part tiled walls, two double glazed windows giving double aspect, double glazed door to garden, smooth and coved ceiling with spot lights, radiator, door to;

### Inner Hallway

Tiled flooring, smooth and coved ceiling, door into;

### Cloakroom / W.C

Low level flush w/c, heated towel rail, obscured double glazed window, tiled flooring, part tiled walls, corner wash hand basin, smooth and coved ceiling.

### Landing

Access to loft space, smooth and coved ceiling, double airing cupboard with heated water tank and storage, wall mounted thermostat for central heating

### Bedroom One 11'1" x 10'3" (3.40 x 3.14)

Measurements not to include built in wardrobes with mirror front sliding doors providing hanging space and shelving, radiator, smooth and coved ceiling, double glazed window.

### Bedroom Two 9'8" x 8'4" (2.96 x 2.56)

Measurements not to include built in wardrobes providing hanging space and shelving, radiator, smooth and coved ceiling, double glazed window.

### Bedroom Three 7'11" x 6'4" (2.43 x 1.94)

Measurements not to include built in cupboard with shelving, radiator, smooth and coved ceiling, two double glazed windows giving double aspect.

### Shower Room / W.C

Low level flush w/c, wash hand basin with cupboard below, step in corner shower unit, tiled walls, heated towel rail, obscured double glazed window, smooth and coved ceiling.

### Front Garden and Driveway

Landscaped front garden with brick paved driveway leading to Garage

### Double Width Garage 17'0" x 16'11" (5.184 x 5.18)

Electric roller door, wall mounted gas fired central heating boiler, obscured double glazed window and door to rear garden, power and lighting.

### Rear Garden

Being laid to lawn, raised flower and shrub borders, patio areas, summer house, water tap, side access gate



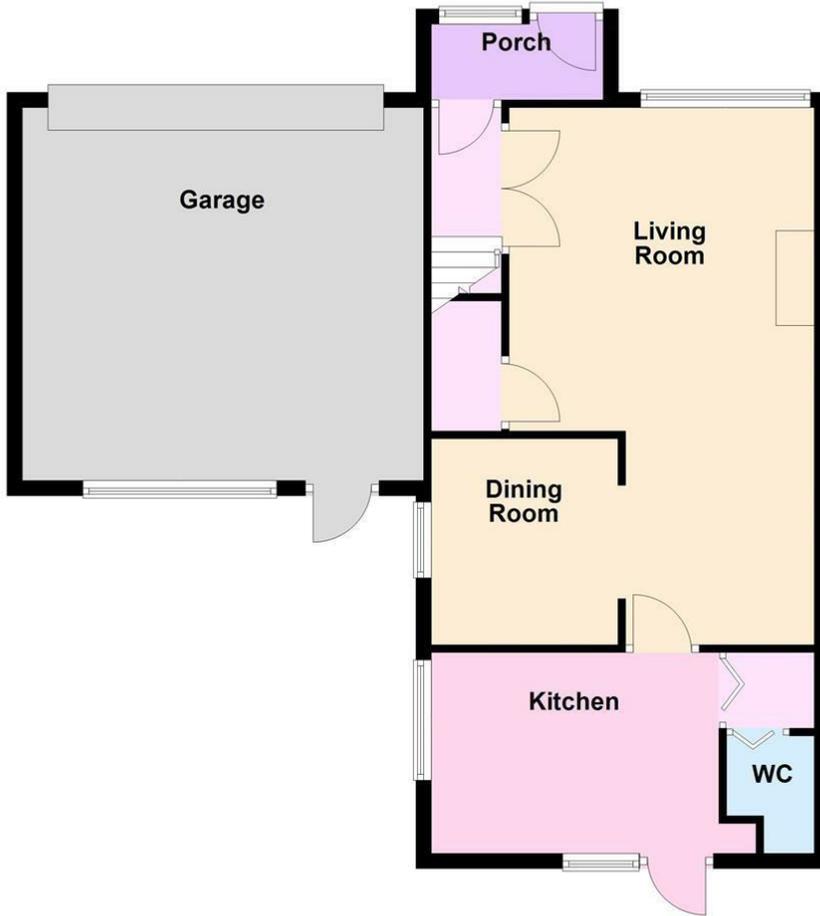
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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## Ground Floor

Approx. 78.0 sq. metres (839.2 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.6 sq. feet)



Total area: approx. 113.4 sq. metres (1220.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

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