



## Boxgrove, Goring-By-Sea

Asking Price  
£325,000  
Freehold

- Semi Detached Bungalow • Two Double Bedrooms
- Modern Finish
- Garage & Parking
- EPC - C
- Council Tax Band - C
- South Garden
- Conservatory
- Freehold

We are pleased to present this two double bedroom semi detached bungalow located in Goring. Living accommodation includes two double bedrooms, a good sized lounge/diner, modern kitchen, bathroom and conservatory too. There is a garage with power and lighting that also has parking to the front. The property is finished to a good standard and is being offered with no ongoing chain too. Internal viewing advised.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance

Two built in storage cupboards one housing gas and electric meter with shelving and the other offering further storage.

### Entrance Porch

Part brick and part double glazed, tiled floor, part double glazed front door.

### Bedroom One 13'6" x 10'9" (4.14 x 3.30)

Double glazed window to front, radiator.

### Bedroom Two 10'3" x 11'5" (3.13 x 3.50)

Double glaze window to front, radiator.

### Lounge 10'10" x 15'4" (3.31 x 4.68)

Full height double glazed door with double glazed windows to either side to conservatory, radiator.

### Bathroom

White bathroom suite, wood panelled PVC bath with thermostatic shower and glass cleaner over, low-level WC the plumber pedestal wash hand basin, radiator, stood double glazed window to front, 1 wall walls, tiled floor, extractor fan.

### Kitchen 6'4" x 11'5" (1.95 x 3.50)

Measurements to include built-in units with 1 1/2 bowl stainless steel sink with mixer tap over, integrated electric oven with four point electric hob and extractor over, space and plumbing for washing machine and fridge freezer, wall mounted combi boiler, double glazed window to rear, part obscured double glazed door to garden, tiled splash backs, tiled floor, radiator.

### Conservatory 7'6" x 10'5" (2.30 x 3.20)

Part brick and part double glazed construction with polycarbonate roof, full height double glaze door to garden, radiator, tiled floor.

### Garage 8'2" x 18'9" (2.50 x 5.74)

Prefabricated concrete construction with wooden board and felt roof, up and over main door, glazed window to garden, personal door to garden, power and lighting.

### Driveway

Located to front of garage with hard standing and dropped kurb.

### Rear Garden

Partly laid to lawn, and partly later, patio, south, facing, fenced surround, side, access, gate to front of property, personal door to garage.

### Front Garden

Mainly laid to lawn with footpath around property perimeter, mature hedge providing privacy, side gate giving access to garden.



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

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### Floor Plan

Approx. 71.1 sq. metres (765.2 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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