



## Harvey Road, Worthing



Offers In Excess Of  
£750,000  
Freehold

- Detached House
- Extended
- Garage
- South Goring
- Four Bedrooms
- En-Suite
- EPC - A
- Beautifully Finished

Robert Luff & Co are please to present this four bedroom detached house located in South Goring. The property is beautifully presented and offers fantastic living space with open plan kitchen/diner and bi-fold doors to the garden that makes a great entertaining space. Upstairs there are three bedrooms, one with an en-suite and generously sized family bathroom. There is ample parking with a garage and the property also benefits the addition of solar panels on the roof that are owned and not leased. The power from these are stored in three battery packs in the garage to be used at a later date. In the summer months the property can be completely self powered on solar alone. More details on request. Harvey Road is located close to local shops, schools and transport links with Goring beach only 0.3 miles away. Internal viewing advised.

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## Accommodation

### Entrance Hall

Part glazed composite front door, doubled window to side, radiator, solid oak flooring, stairs to first floor

### Lounge 14'1" x 17'8" (4.30 x 5.40)

Feature Clearview multi fuel burner with stone hearth, bi-fold doors to front, double glazed window to side, solid oak flooring, two radiators.

### Kitchen/ Diner 22'3" x 17'6" (6.79 x 5.35)

Measurements to include built in units. Range of matching floor and wall units to include RGB mood lighting below with inset ceramic sink with mixer tap over, integrated chest height oven, integrated microwave with warming drawer below, four point induction island hob with down draft extractor, solid oak flooring, three vertical radiators, bi-fold doors to garden, large double glazed roof lantern, double glazed window to side, space for American fridge freezer, storage cupboard housing boiler, hot water tank, fuse board, solar panel inlet and gas meter, access to bedroom four / office.

### Utility Room 5'3" x 7'2" (1.61 x 2.20)

Range of matching floor and wall units with space and plumbing for washing machine, tumble drier and dishwasher, part double glazed door to garden, solid oak flooring, radiator, access to W.C.

### W.C

Low level W.C, vanity unit storage below and inset ceramic sink with mixer tap over, heated towel rail, obscured double glazed window to front, solid oak flooring, extractor fan.

### Office / Bedroom Four 20'4" x 6'11" (6.2 x 2.12)

Double glazed window to rear, vertical radiator, solid oak flooring, two skylights.

### First floor landing

Double glazed window to side, loft access with pull down ladder (loft boarded and insulated with multifoil insulation)

### Bedroom One 14'0" x 13'3" (narrowing to 10'4") (4.29 x 4.04 (narrowing to 3.17))

Large double glazed window to front with further double glazed window to side, solid oak flooring, radiator, access to en-suite.

### En-Suite

White bathroom suite, low level W.C, vanity unit with storage below and mixer tap over, shower cubical with glass screen and thermostatic shower over, heated towel rail, tiled walls, obscured double glazed window to side, solid oak flooring, extractor fan.

### Bedroom Two 9'6" x 9'0" (2.91 x 2.76)

Double glazed window to rear, radiator, solid oak flooring

### Bedroom Three 7'10" x 7'10" (2.40 x 2.39)

Double glazed window to rear, radiator, solid oak flooring

### Bathroom 12'6" x 6'11" (maximum) (3.82 x 2.12 (maximum))

White bathroom suite. Freestanding bath with floor mounted mixer tap over, double shower cubical with thermostatic shower and glass screen over, pedestal wash hand basin with mixer tap over, low level W.C, tiled walls, obscured double glazed window to side, further PVC velux window to side, heated towel rail, solid oak flooring, extractor fan.

### Garage

Brick and pitched roof construction, up and over electric roller door, three wall mounted battery packs to store power from the solar panels, parking to the front.

### Rear Garden

Mainly laid to artificial grass, raised decking area, garden shed, hot tub, outside power and lights, side access to front of property, fenced surround

### Front Garden

Mainly laid to block paving with parking for multiple cars, access to garage, fitted electric car charger (that can also be run from solar power), raised seating area in front of lounge, side access to rear of property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	 94100	100
(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	

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