



3



2



1



D



Description

Robert Luff & co are pleased to offer this extended and beautifully presented three bedroom semi detached house located in Goring. Upstairs accommodation comprises two double bedrooms, a further single and family bathroom. Downstairs living includes a lounge/diner, kitchen and extension too. Other benefits includes a garage, west facing rear garden, double glazing and gas fired central heating too. The property has been fully refurbished throughout and is being offered with no ongoing chain. Internal viewing advised.



Key Features

- Semi Detached House
- Extended
- West Garden
- Freehold
- EPC - D
- Three Bedrooms
- Beautifully Presented
- Garage
- Council Tax Band - C





Porch

1.65 x 1.10 (5'4" x 3'7")

Lounge/Diner

7.11 x 3.51 (narrowing to 2.22) (23'3" x 11'6" (narrowing to 7'3")

Kitchen

2.68 x 2.60 (8'9" x 8'6")

Reception

1.82 x 3.80 (5'11" x 12'5")

Landing

Bedroom One

3.45 x 2.63 (11'3" x 8'7")

Bedroom Two

2.97 x 2.60 (9'8" x 8'6")

Bedroom Three

1.93 x 1.86 (6'3" x 6'1")

Bathroom

1.81 x 1.67 (5'11" x 5'5")

Garage

5.10 x 2.56 (16'8" x 8'4")

Rear Garden

West Facing

Front Garden

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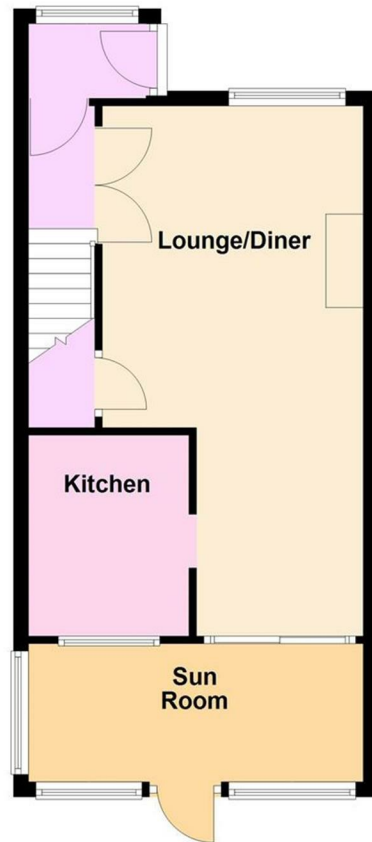
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

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Floor Plan Lychpole Walk

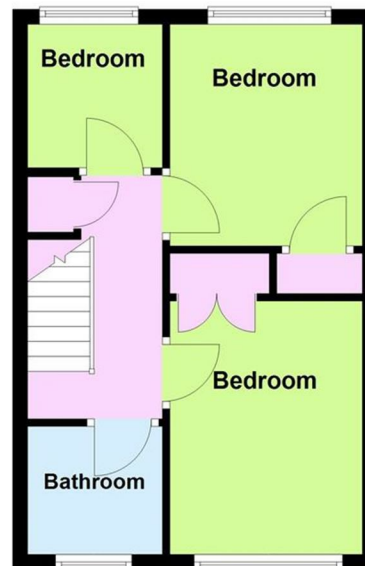
Ground Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Total area: approx. 74.1 sq. metres (797.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(21-39) D			
(1-20) E			
(1-20) 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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