



Goring Way, Worthing



Asking Price
£500,000
 Freehold

- Detached Bungalow
- Two Bedrooms
- Garage
- South Garden
- Well Presented
- EPC - D
- Goring Location
- Chain Free

Robert Luff & co are pleased to present this two bedroom detached bungalow located in a popular part of South Goring. The property offers generous living space with a private south garden that has beautifully maintained gardens. It is located close to local shops and transport links with the Ilex and Goring beach not far away. The property is well presented and is being offered with no ongoing chain. Internal viewing advised.

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**Robert
 Luff & Co**
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Accommodation

Dining Room 14'11" x 11'10" (4.55 x 3.62)

Part obscured double glazed PVC front door with double glazed window to side, radiator, access to lounge.

Lounge 11'10" x 17'7" (3.63 x 5.36)

Double glazed bay window to front, feature electric fireplace with stone surround and hearth, two double glazed windows to side, three radiators, double sliding glazed doors to entrance area.

Kitchen 10'0" x 11'0" (3.07 x 3.37)

Range of matching floor and wall units with inset one and half bowl composite sink with mix tap over, inset four point halogan hob with extractor over, integrated fridge / freezer, washer / drier, and chest height oven with microwave/grill over, part obscured double glazed PVC door to side, built in storage cupboard offering storage and housing boiler as well as fuse board, further obscured double glazed window to side, lino flooring, tiled splashbacks, radiator.

Inner Hall

Storage cupboard housing hot water cylinder and providing storage, loft access with pull down ladder (part boarded)

Bathroom 7'8" x 9'0" (2.34 x 2.75)

White bathroom suite, low level W.C, panelled PVC bath with mixer tap and shower attachment, pedestal wash hand basin, shower cubical with thermostatic shower and glass screen over, heated towel rail, radiator, two double glazed window to side, tiled floor, part tiled walls.

Bedroom One 15'7" x 11'1" (4.76 x 3.38)

Full height double glazed french doors to conservatory with double glazed windows to both sides, radiator, access to en-suite

En-Suite

Low level W.C, pedestal wash hand basin, radiator, part tiled walls, lino flooring, extractor fan.

Bedroom Two 11'0" x 11'10" (3.37 x 3.62)

Double glazed window to rear, radiator.

Conservatory 9'6" x 12'2" (2.92 x 3.73)

Part wall and part double glazed construction, polycarbonate roof, full height double glazed french doors to garden.

Garage 17'2" x 7'7" (5.24 x 2.33)

Up and over main door with parking to front, glazed window to rear, power and lighting, wooden board and felt roof construction.

Rear Garden

South facing, mainly laid to lawn, patio section, personal door to garage, side access to front of property (housing gas meter), fenced surround, flower and shrub borders,

Front Garden

Mainly laid to hard standing with parking for multiple cars, lawned section, low level retaining front wall, flower and shrub borders.



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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B			83	(81-91) B	
(69-80) C				(69-80) C	
(55-68) D		56		(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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