



Offers In Excess Of
£325,000
Freehold

The Strand, Goring-By-Sea

- Terraced House
- South Garden
- Freehold
- Council Tax Band - B
- Spacious Rooms
- Three Bedrooms
- Driveway
- EPC Rating - E
- No Chain
- Viewing Essential

Robert Luff & Co are delighted to offer this superbly presented property which has been modernized to a very high standard and having a brand new kitchen, heating, all flooring, electrics including brushed chrome fittings, new roof and many other features. The properties accommodation in brief comprises entrance hall, living/dining room, kitchen. On the first floor there are three good size bedrooms of which all have fitted wardrobes, bathroom and separate w.c. Outside is a driveway and then to the rear a south facing rear garden. Other benefits include double glazing. Viewing is essential to be fully appreciated

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**Robert
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Accommodation

Entrance Hall

Accessed via the front door and having wood effect flooring, smooth ceiling with spotlights and smoke detector, storage cupboard with circuit breaker fuse box

Living/Dining Room 21'9" x 12'4" (6.65 x 3.77)

double glazed window to front and double opening double glazed doors to the rear providing access to the rear garden and also a double aspect, wood effect flooring, smooth ceiling, two electric heaters, door to hallway and further door to

Brand new Kitchen 11'5" x 8'11" (3.5 x 2.73)

measurements are to include the fitted units and comprising of One and a half bowl single drainer sink unit with range of units and drawers under and over the work top surfaces, built in four ring induction hob and extractor unit over, oven and grill unit and dishwasher. plumbing and space for washing machine and fridge/freezer, smooth ceiling with spotlights and smoke detector, wood effect flooring, storage cupboard, double glazed window and double glazed obscured door overlooking and onto the rear garden

First Floor Landing

access to loft space, storage cupboard, airing cupboard with hot water tank, smooth ceiling with spotlights and smoke detector

Bedroom One 10'5" x 10'0" (3.2 x 3.056)

measurements do not include the built in wardrobes which have hanging rails and shelving, double glazed window, electric heater, smooth ceiling

Bedroom Two 12'5" x 9'8" (3.8 x 2.96)

measurements do not include the built in wardrobes which have hanging rails and shelving, double glazed window, electric heater, smooth ceiling

Bedroom Three 10'11" x 7'0" (3.35 x 2.140)

measurements are to include built in wardrobe which is above the bulk head of the stairs, further cupboard, smooth ceiling and spotlights, double glazed window, electric heater

Bathroom

panelled bath with mixer taps and wall mounted shower and screen, wash hand basin with cupboards below, obscured double glazed window, smooth ceiling with spotlights, wood effect flooring

Separate w.c

Low level w.c, obscured double glazed window, wood effect flooring

Outside

Front Garden

with flower and shrub borders

Driveway

providing vehicular off road parking

South Facing Rear Garden

being laid to lawn, patio, flower and shrub borders, brick storage sheds, enclosed by fencing and hedging



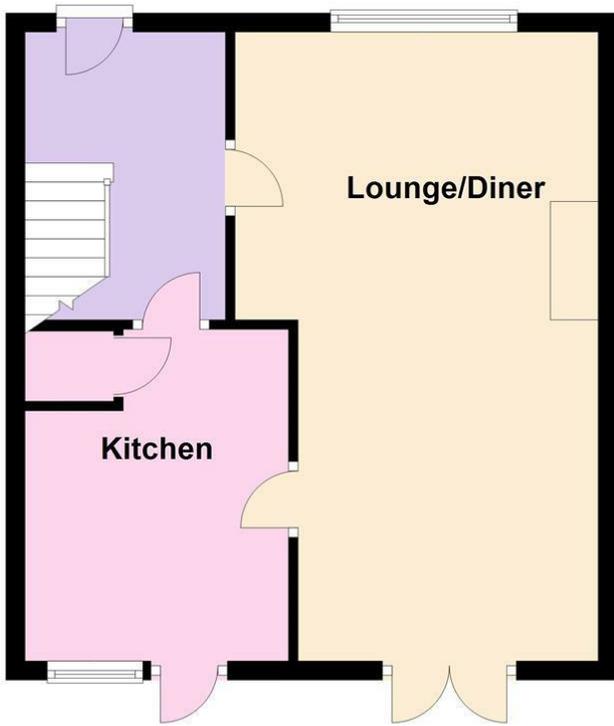
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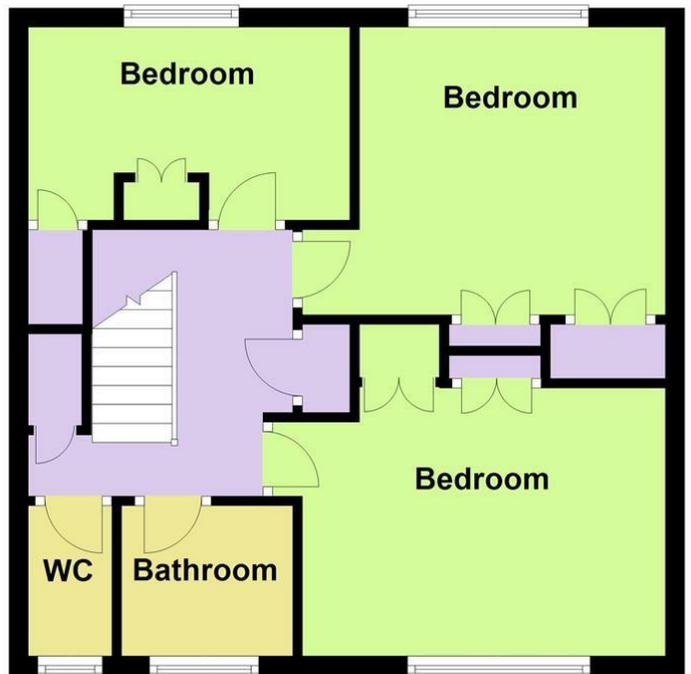
Ground Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



Total area: approx. 84.0 sq. metres (904.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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			
(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 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.