



2



1



2



B



Description

Robert Luff and Co are delighted to offer to the market this really well presented two double bedroom semi-detached house. The property still has the remainder of the NHBC certificate. Within walking distance to supermarket, local amenities, public transport and a short drive from the nearest train station. The property benefits from a modern fitted kitchen with appliances, good size living space with double doors leading out into the enclosed rear garden, with a decking area, perfect for relaxing and entertaining. On the first floor, there are two double bedrooms, with the master having an en-suite shower room. There is a modern family bathroom. There is also off street parking available for two cars. Viewings are highly recommended by calling the Goring office on 01903 331567.



Key Features

- Semi-Detached House
- En-suite shower/WC
- Freehold
- EPC Rating - B
- Modern kitchen
- Two double bedrooms
- Two parking spaces
- Council Tax C
- Remainder of NHBC
- Modern bathroom



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

Robert
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Front Garden

Lawned area. Driveway for two cars with various visitor parking spaces.

Agents Notes

Estate Fees: Approx £295 per annum

Downstairs WC

WC and wash hand basin.

Kitchen

2.74mx1.83m (9x6)

Modern fitted kitchen with integrated Zanussi gas hob and electric oven, integrated fridge freezer, matching floor to ceiling units, space and plumbing for washing machine, cupboard housing IDEAL combi boiler.

Living Room

4.88mx3.96m (16x13)

Radiator, UPVC Double Glazed doors leading out to the rear garden.

Bathroom

Modern fitted bathroom with part tiled walls, white bath suit with shower, low level WC, wash hand basin.

Master Bedroom with En-suite

3.05mx2.74m (10x9)

Double Glazed window, radiator. Electric shower unit, Low Level WC and wash hand basin.

Bedroom Two

3.96mx2.44m (13x8)

Double bedroom with double glazed window and radiator.

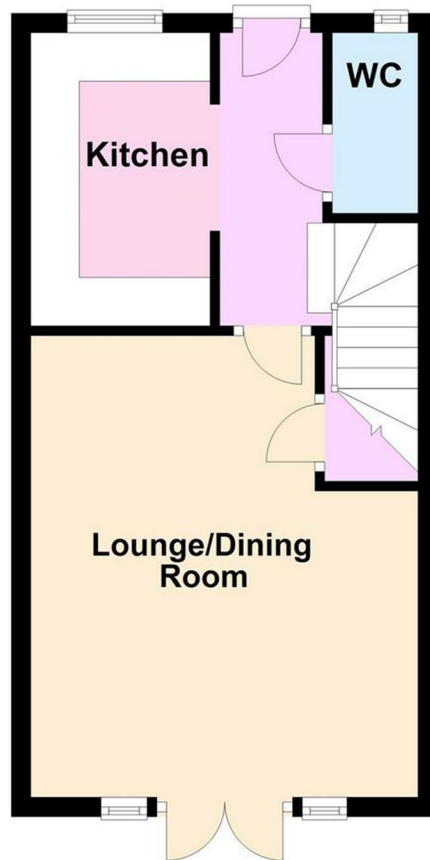
Rear Garden

Laid to lawn with decked area.

Floor Plan Malthouse Way

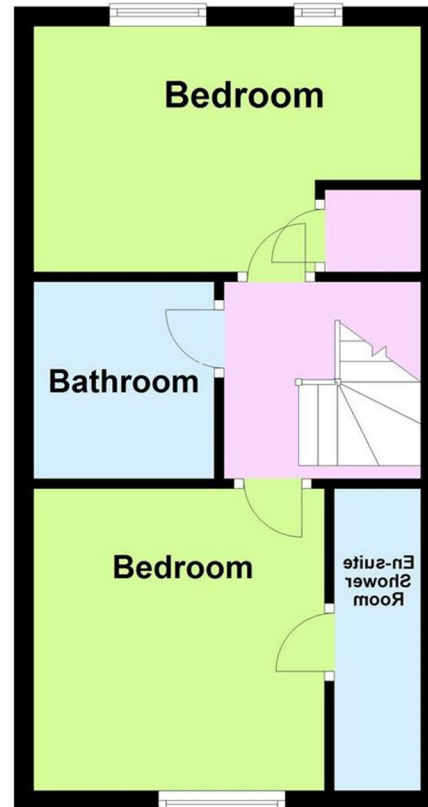
Ground Floor

Approx. 31.4 sq. metres (338.4 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B	82		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			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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