



Offers In Excess Of  
**£325,000**  
Freehold

## Limbrick Lane, Goring-By-Sea

- Semi Detached House
- Two Double Bedrooms
- West Garden
- Garage & Workshop
- Two W.C's
- Chain Free
- Freehold
- EPC -
- Council Tax Band - C

We are pleased to present this extended semi detached house located in Goring. The property offers great living accommodation, a private west facing rear garden, modern kitchen, extra length garage and is being offered with no ongoing chain. Limbrick Lane is positioned close to local schools, shops and transport links with mainline station a short distance away. Internal viewing advised.

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

### Porch

Part double glazed front door, double glazed windows to both sides, tiled floor.

### Entrance Hall

Part double glazed front door, storage under stairs housing gas and electric meters, radiator, stairs to first floor.

### Lounge 12'7" x 13'11" (into bay) (3.85 x 4.26 (into bay))

Feature fireplace with wall mounted gas fire, double glazed bay window to front, radiator.

### Kitchen / Diner 19'0" x 7'11" (5.81 x 2.43)

Measurements to include built in units with surface mounted ceramic sink with mixer tap over, integrated electric oven with four point hob over, space and plumbing for fridge and freezer, tiled splash backs, three double glazed windows to rear, tile and wood effect flooring, PVC door to conservatory, radiator.

### Conservatory 10'1" x 19'1" (narrowing to 14'4") (3.09 x 5.82 (narrowing to 4.39))

Part brick and part double glazed construction with polycarbonate roof, radiator, part tiled floor, access to garage and rear garden

### W.C / Utility

Low level W.C, space and plumbing for washing machine, wall mounted wash hand basin, tiled floor.

### First Floor Landing

Built in storage cupboard housing hot water tank, double glazed window to side, loft access with pull down ladder.

### Bedroom One 15'8" x 8'11" (4.80 x 2.73)

Measurements to include built in wardrobes, further storage cupboard housing combi boiler and providing shelving, two double glazed windows to front, radiator.

### Bedroom Two

Measurements to include built in wardrobes. Double glazed window to rear, radiator, wall mounted wash hand basin.

### Shower Room

White bathroom suite, shower cubical with power shower and glass screen over, pedestal wash hand basin with mixer tap over, low level W.C, heated towel rail, tiled walls, vinyl flooring, obscured double glazed window to rear.

### Rear Garden

West facing and laid to lawn, shingle and bark areas, fenced surround, flower and shrub borders.

### Front Garden

Hard standing with parking for multiple cars, partly laid to lawn, flower and shrub borders, low level retaining front wall, footpath to door.

### Garage 7'11" x 25'6" (2.42 x 7.79)

Electric main roller door with parking to front, brick built with a wooden board and felt roof, power and lighting, access to conservatory and workshop.

### Workshop 8'2" x 18'0" (2.50 x 5.51)

Access from garage via double wooden doors, brick construction with wooden board and felt roof, power and lighting, glazed window to rear, personal door to garden.



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

T: 01903 331567 E: goring@robertluff.co.uk

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# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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