



Asking Price
£280,000
Freehold

Boxgrove, Worthing

- Terrace House
- Three Bedrooms
- West Garden
- Kitchen / Diner
- Driveway
- EPC - D
- Well Presented
- Vendor Suited

Robert Luff & Co are pleased to present this three bedroom terrace house located in Goring. The property is well presented and offers an open living space. There is the benefit of off road parking a west facing rear garden and is well presented internally. It is located close to local schools, shops and transport links also. Vendor suited. internal viewing advised.

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Accommodation

Porch

Part obscured double glazed front door, double glazed window to front, laminate flooring, internal door to inner hall, radiator, stairs to first floor.

Lounge 11'5" x 14'2" (3.49 x 4.34)

Feature fireplace with stone surround and hearth, double glazed window to front, radiator, laminate flooring, opening to kitchen / diner, cup under stairs housing gas and electricity meters.

Kitchen / Diner 14'9" x 8'8" (measurements to include built in un (4.52 x 2.65 (measurements to include built in uni)

Range of matching floor and wall units with inset one and half bowl composite sink with mixer tap over, space and plumbing for washing machine, freestanding oven with extractor over, fridge / freezer, tiled splash backs, tiled floor, double glazed window to rear, full height double glazed patio doors to garden.

First Floor Landing

Loft access, built in storage cupboard with shelving.

Bathroom 5'0" x 5'7" (1.54 x 1.72)

White bathroom suite, low level W.C, electric power shower with curtain over, wall mounted wash hand basin, obscured double glazed window to rear, walk in shower area, tiled walls, extractor fan.

Bedroom One 8'5" x 11'6" (2.57 x 3.51)

Double glazed window to rear, built in storage cupboard offering hanging and shelving, radiator

Bedroom Two 8'5" x 9'8" (2.57 x 2.95)

Double glazed window to front, radiator, built in storage offering hanging and shelving.

Bedroom Three 6'4" x 6'0" (1.95 x 1.85)

Double glazed window to front, radiator.

Rear Garden

West facing, mainly laid to lawn, patio area, fenced surround, rear access gate.

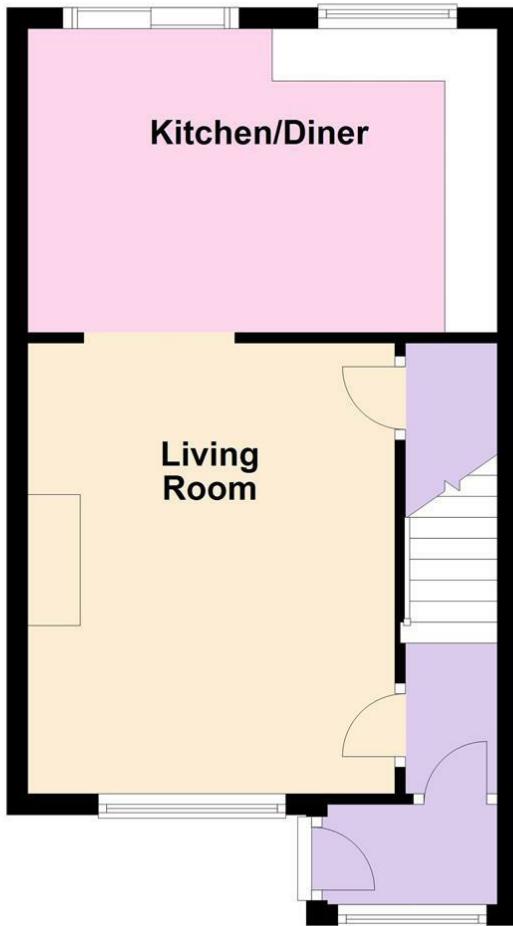
Front Garden

Laid to hard standing with parking, flower and shrub borders, low level retaining front wall.

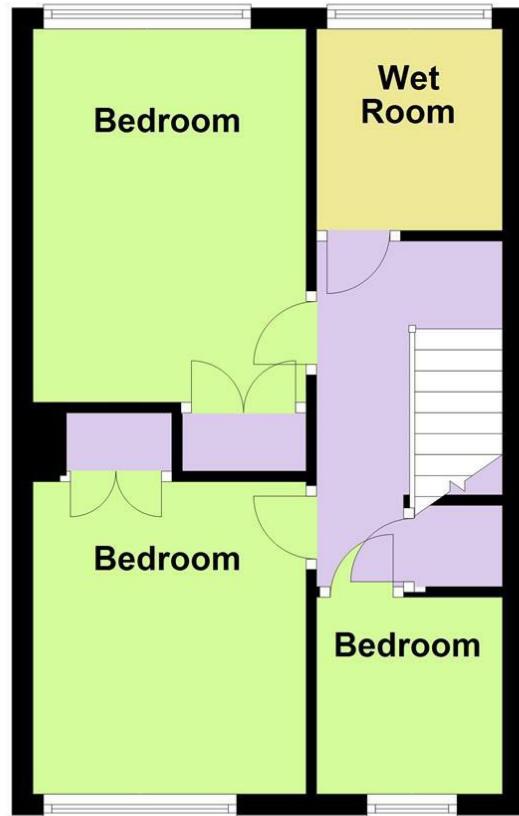


Floorplan

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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.