



Boxgrove, Worthing



Asking Price
£280,000
 Freehold

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



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

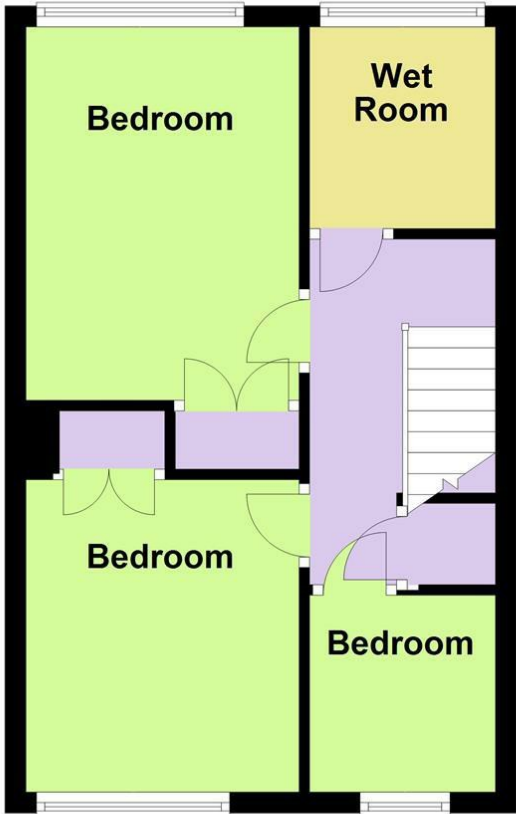
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

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