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Description

We are delighted to offer this Semi Detached House which requires complete modernisation throughout. It is situated in a walk way in a quiet close in Goring-by-sea with good access to shops, schools and both bus and train routes. It has a double aspect living room, kitchen, two double bedrooms and a good size rear garden. There is also a benefit of a garage in a compound and being sold with no chain.

Key Features

- Semi Detached House
- Vacant Possession
- Garage
- Council Tax Band - C
- Two Double Bedrooms
- Modernisation Required
- EPC Rating - F
- Freehold





Entrance Hall

double storage cupboard and cupboard under stairs housing the gas and electric meters

Living Room

4.33 x 3.5 (14'2" x 11'5")

maximum measurements with double glazed window and double glazed sliding doors

Kitchen

4.34 x 2.24 (14'2" x 7'4")

measurements are to include the fitted cupboards, sink unit, work top surfaces with cupboards and drawers, double glazed window and door to the rear garden

First Floor Landing

access to loft space

Bedroom One

4.36 x 2.78 (14'3" x 9'1")

measurements are not include the cupboard which houses the hot water tank, two double glazed windows giving a double aspect



Bedroom Two

4.35 x 2.29 (14'3" x 7'6")

measurements to include fitted cupboards and two double glazed windows

Bathroom/w.c

panelled bath, wash hand basin, low level w.c, part tiled walls, obscured double glazed window, heated towel rail

Front Garden

laid to lawn, pathway to front door

Rear Garden

laid to lawn, rear access gate to the garage compound and enclosed by panel fencing

Garage in Compound

which has an up and over door and the vehicle access is gained via The Pallant

Floor Plan Lychpole Walk

Ground Floor

Approx. 32.9 sq. metres (354.4 sq. feet)

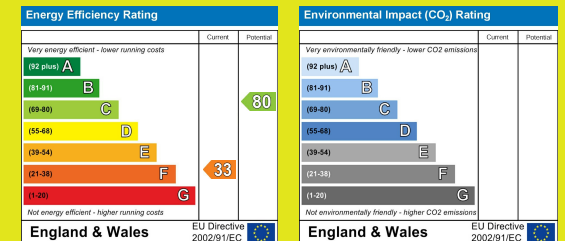


First Floor

Approx. 32.9 sq. metres (354.4 sq. feet)



Total area: approx. 65.9 sq. metres (708.9 sq. feet)



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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