



## Melbourne Way, Worthing



Asking Price  
**£400,000**  
Freehold

- Semi Detached House
- Two Double Bedrooms
- Extended
- Double Garage
- South Goring
- EPC - D
- Well Presented
- Chain Free

\*\*Open Day Saturday 28th May 11am - 1pm \*\* Robert Luff & Co and pleased to present this extended two double bedroom semi detached property located in South Goring. Living accommodation comprises good sized rooms, large kitchen/diner and office space. Other benefits include a double garage, parking for multiple cars, sunny garden and no on going chain. It is located close to local schools, shops and transport links, 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**  
Sales | Lettings | Commercial



## Accommodation

### Porch

Part brick and part double glazed construction, part obscured double glazed front door, tiled floor.

### Lounge 18'11" x 14'9" (into bay) (5.77 x 4.50 (into bay))

Part obscured double glazed front door, feature fireplace with wooden mantle and granite hearth, double glazed bay window to front, storage under stairs housing meters, two radiators, stairs to first floor.

### Dining Area 7'10" x 18'10" (2.40 x 5.76)

Double glazed window to side, two radiators, vinyl tile flooring, opening to kitchen area and office room.

### Kitchen 6'3" x 9'8" (1.93 x 2.97)

Range of matching floor and wall units. Inset ceramic sink with mixer tap over, integrated dish washer, under counter fridge freezer and range cooker with five point gas burner and extractor over, tiled splash backs, vinyl tile flooring, obscured double glazed door to rear with double glazed window to side.

### Office Room 6'3" x 7'10" (1.93 x 2.39)

Full height double glazed patio doors to rear, radiator, laminate flooring.

### First floor landing

Double glazed window to side, loft access with pull down ladder, airing cupboard housing hot water tank.

### Bedroom One 9'10" x 15'9" (3.01 x 4.81)

Measurements to include built in units. Built in wardrobes offering hanging and shelving, two double glazed windows to front, radiator, built in tiled shower area with power shower, and glass screen over, extractor fan.

### Bedroom Two 10'3" x 16'3" (maximum) (3.13 x 4.96 (maximum))

Measurements to exclude built in units. Built in wardrobes offering hanging and shelving, two double glazed windows to side and rear, radiator

### Bathroom 8'2" x 5'1" (2.51 x 1.55)

White bathroom suite. Low level W.C, pedestal wash hand basin, bidet, free standing roll top bath with mixer tap and shower attachment over, heated towel rail, tiled walls and floor, obscured double glazed window to rear.

### Garden Room 15'7" x 9'4" (4.75 x 2.87)

Full height double glazed patio door to garden, further double glazed window to front, power and lighting.

### Utility Area

Brick built and access from garden, low level W.C, space and plumbing for washing machine and tumble drier, obscured double glazed door and double glazed window to rear.

### Garage 10'4" x 25'10" (3.15 x 7.88)

Electric roller door to front, part obscured double glazed door to side, two further double glazed windows to side, power and lighting, wooden board and felt roof.

### Rear Garden

Mainly laid to patio, side access from front of property, access to garden room and access to double garage, fenced surround, flower and shrub borders.

### Front Garden

Mainly laid to lawn, side access to front of property, fenced surround, footpath to front door.

### Parking

Located to front of garage via Melbourne Road, laid to hard standing with parking for multiple cars.



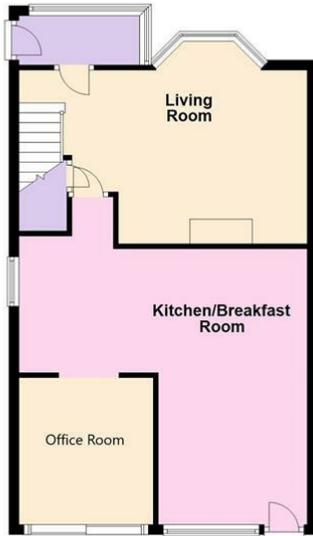
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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

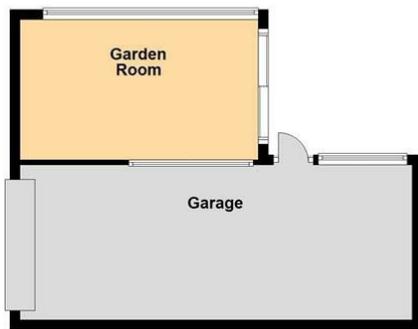
www.robertluff.co.uk

# Floorplan

**Ground Floor**  
Approx. 94.9 sq. metres (1021.5 sq. feet)



**First Floor**  
Approx. 46.0 sq. metres (494.7 sq. feet)



Total area: approx. 140.9 sq. metres (1516.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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	

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.