



Offers In Excess Of
£320,000
Freehold

Coleridge Close, Goring-By-Sea

- End of Terraced House
- Three Bedrooms
- Living/Dining Room
- Garage in compound
- Freehold
- EPC Rating - C
- Council Tax Band - B
- Viewing Advised

Robert Luff & Co are delighted to offer this Three Bedroom End of Terraced House situated with good local amenities including schools, train station, bus routes and Shops. The property has a through living/dining room, kitchen, bathroom/w.c, gardens and a garage in a compound. Other benefits include double glazing and gas central heating. Viewing is advised

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**Robert
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Accommodation

Entrance Porch

obscured double glazed front door and further door to

Entrance Hall

wall mounted control unit for heating, radiator, stairs to first floor and double glass doors to

Living/Dining Room 23'3" x 11'4" > 7'4" (7.1 x 3.47 > 2.24)

two radiators, understairs storage cupboard with meters and fuse box, double glazed window to front and double glazed sliding doors to the rear providing a double aspect and access to the rear garden

Kitchen 8'8" x 7'0" (2.65 x 2.14)

measurements are to include fitted units and comprising of sink unit, cupboards and drawers over and under work top surfaces, wall mounted heating boiler, part tiled walls, space for cooker and double glazed window

First floor Landing

access to loft space, storage cupboard and double glazed window

Bedroom One 12'11" x 8'5" (3.96 x 2.57)

radiator and double glazed window

Bedroom Two 9'7" x 8'5" (2.94 x 2.58)

radiator and double glazed window

Bedroom Three 6'3" x 6'0" (1.92 x 1.83)

radiator and double glazed window

Bathroom/w.c

low level w.c, wash hand basin, bath with shower, part tiled walls, radiator, obscured double glazed window

Outside

Front Garden

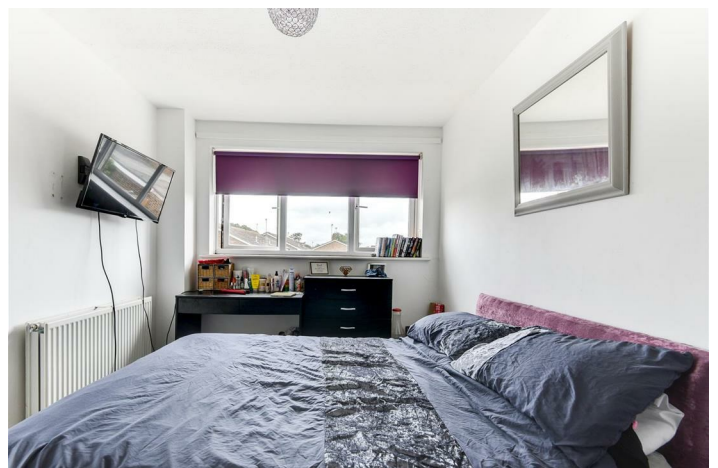
Laid to lawn

Rear Garden

is paved with flower and shrub border, brick shed and fencing

Agents Note

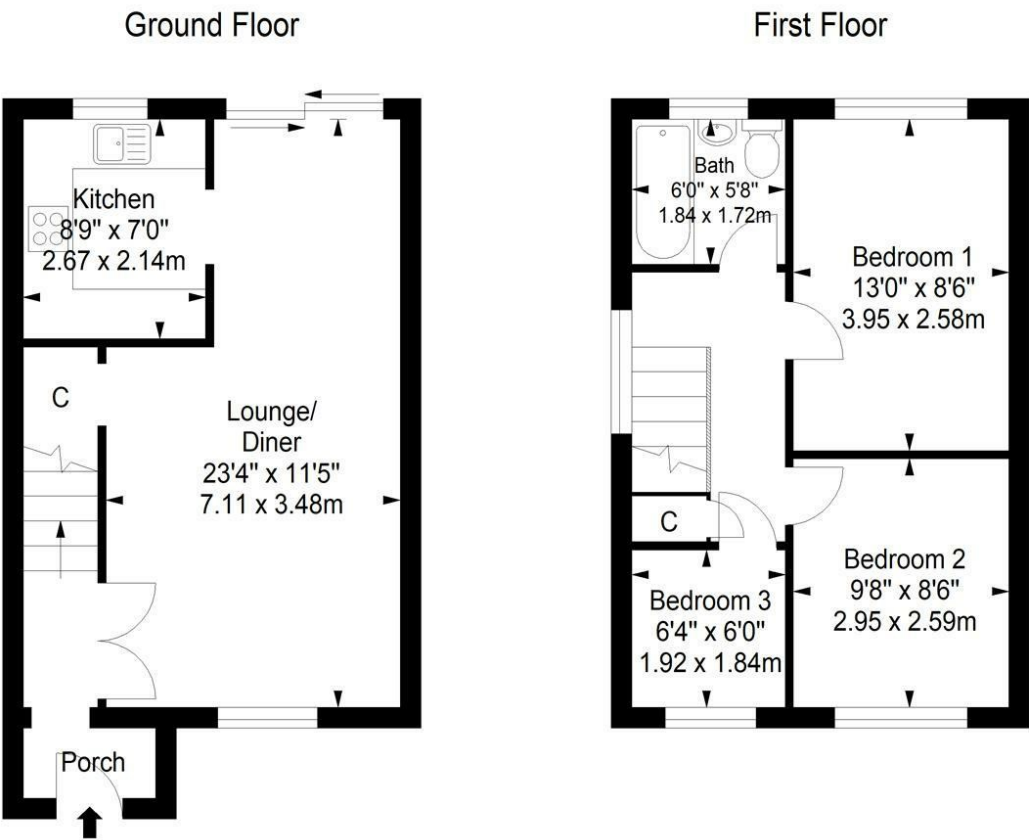
If you were interested in this property as a buy to let investor then the current tenant is paying £1179 for the house and another tenant for the garage at £75 per calendar month. Gross £1254 pcm



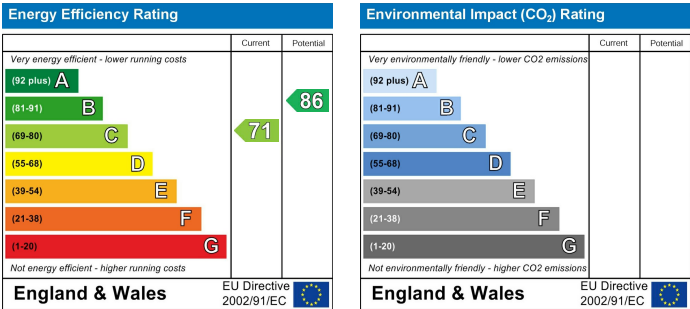
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Approximate gross internal floor area 66.4 sq m/ 714.7 sq ft



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.