



Coleridge Close, Goring-By-Sea

Asking Price
£250,000
 Freehold

- Mid Terraced House
- Three bedrooms
- South facing rear garden
- Living/Dining Room
- Modern shower/w.c.
- EPC rating - C
- Gas fired central heating
- Viewing Advised

Robert Luff & Co are delighted to offer this three bedroom mid terrace house situated in Goring being close to mainline railway station, shops, schools and bus routes. The property has a living/dining room, fitted kitchen, modern shower/w.c and a South facing rear garden. Other benefits include gas fired central heating and double glazing. Viewing is advised.

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 Luff & Co**
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Accommodation

Double glazed front door and side obscured double glazed window to Porch and door to:

Entrance Hall

Radiator, stairs to first floor, two glass doors to:

Living/Dining Room 23'3" x 11'5" reducing to 7'4" (7.1 x 3.5 reducing to 2.26)

Two radiators, double glazed window to front and double glazed window and door to rear giving double aspect and across to the garden, TV point, understairs storage cupboard housing storage, gas and electric meters and electric circuit board fuse box, door to:

Kitchen 8'8" x 6'11" (2.65 x 2.12)

Measurements to include built in units. Matching range of floor and wall units with work top surfaces and inset single bowl single drainer sink unit with mixer tap over, space for cooker, washing machine, tumble dryer and fridge/freezer, part tiled walls, double glazed window and extractor hood, wall mounted gas fired central heating boiler.

First Floor Landing

Access to loft space, storage cupboard.

Bedroom One 11'5" x 8'5" (3.50 x 2.59)

Measurements to include built in wardrobe with hanging rail and storage but not to include airing cupboard with slatted shelving, double glazed window.

Bedroom Two 9'8" x 8'5" (2.96 x 2.58)

Measurements not to include built in wardrobe, radiator, double glazed window.

Bedroom Three 6'3" x 6'0" (1.918 x 1.84)

Double glazed window.

Bathroom/w.c.

Step in shower cubicle with wall mounted shower, wash hand basin, low-level w.c inset into fitted cupboards, radiator, obscured double glazed window, tiled walls.

Front Garden

Laid to lawn, flowers and shrubs and pathway.

South Rear Garden

Laid to lawn, flower and shrub borders, shed and rear access to garden.

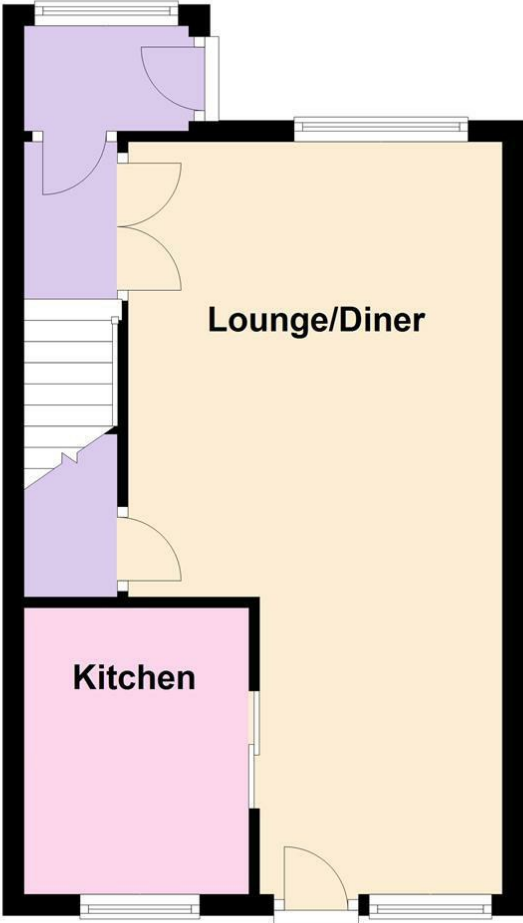


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

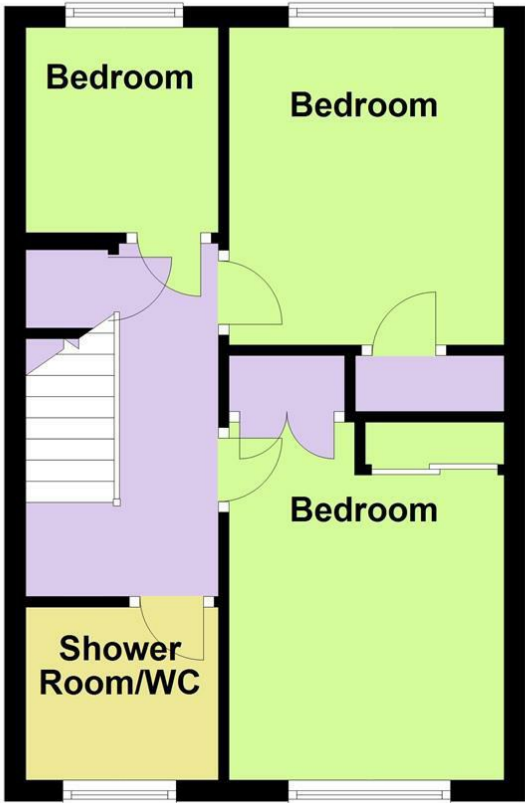
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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.