



£1,400 Per
Calendar Month

Lychpole Walk, Goring-by-Sea,

- Detached Bungalow
- Two Bedrooms
- Garage
- Popular Goring Location
- West Facing Rear Garden
- EPC Rating - D

Robert Luff & Co Lettings are delighted to offer this Detached Bungalow, situated in the popular location of Goring, being in good proximity to local shops, bus routes, mainline train station and other amenities. The property is well presented and comprises of living/dining room, fitted kitchen, two bedrooms, bathroom/u.c. Outside there are front gardens and a West Facing rear garden, where there is a personal door to the Garage. Available now.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Entrance Porch

door to

Entrance Hall

obscure double glazed front door into entrance hall with radiator, smooth and cove ceiling, access to loft space, double cupboard with wall mounted gas fired central heating boiler

Living/Dining Room 25'1" x 10'9" narrowing to 8'5" in dining room (7.67 x 3.3 narrowing to 2.585 in dining room)

fireplace, tv point, two radiators, double glazed window to front and double glazed sliding door to rear garden

Kitchen 10'5" x 8'8" (3.198 x 2.65)

measurements to include fitted units, one and a half bowl, single drainer sink unit with mixer taps, units and drawers under and over work top surfaces, plumbing and space for washing machine, space for fridge/freezer and cooker, double glazed window and door onto rear garden

Bedroom One 12'7" x 10'6" (3.86 x 3.21)

radiator, smooth ceiling, double glazed window overlooking rear garden

Bedroom Two 10'11" x 7'10" (3.351 x 2.41)

radiator, double glazed window

Bathroom/WC

bath with wall mounted shower, low level w.c, wash hand basin, obscure double glazed window, part tiled walls, smooth ceiling and heated towel rail

Outside

Front Garden

laid to lawn, side access to

West Facing Rear Garden

laid to lawn, flower and shrub borders, concrete patio area, enclosed by fencing and personal door to

Garage 16'6" x 8'2" (5.037 x 2.51)

in a small compound with vehicle access from Poling Close. The garage has an up and over door



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Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.