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1



1



E



Description

Robert Luff & Co Lettings are pleased to present to market this recently renovated three bedroom home ideally situated in Goring-By-Sea. The property comprises of three large double bedrooms, one situated on the ground floor with a newly fitted bathroom suite, spacious lounge/diner and separate kitchen, two double bedrooms on the first floor and separate WC. Other benefits include a private rear garden, driveway and garage.

AVAILABLE NOW!



Key Features

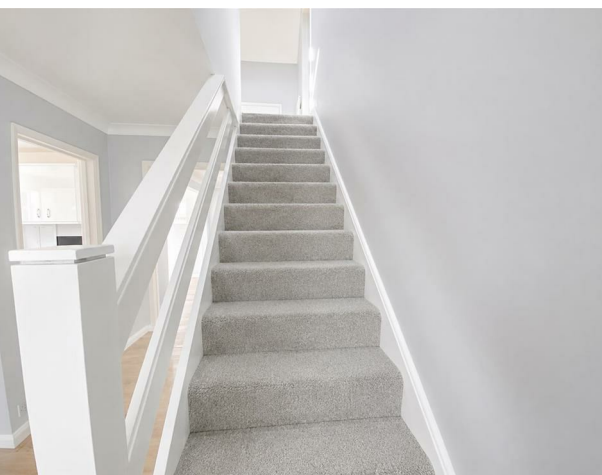
- AVAILABLE NOW
- Goring Location
- Ground Floor Bathroom
- EPC Rating E
- Three Bedroom House
- Recently Refurbished
- Ground Floor Bedroom



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Entrance
UPVC door:-

Porch
Frosted double glazed window to side aspect. Frosted double glazed door providing access to rear garden and garage.

Hallway
Smoke alarm, under stairs storage cupboard housing meters, radiator, thermostat, stairs to first floor landing.

Kitchen
2.74mx2.44m (9'93x8'93)
Range of matching wall and base units, four ring electric hob with oven, stainless steel sink with mixer tap and drainer inset into worksurface, space and plumbing for washing machine, space for dishwasher, space for fridge/freezer. Double glazed windows to rear aspect. Door providing access to rear garden. Radiator. Partially tiled walls.

Lounge / Diner
3.66mx9.14m (12'49x30'44)
Double glazed window to front aspect, two radiators, feature fireplace surround, coving, sliding glass doors to rear aspect providing rear garden access.

Bedroom One
3.35mx3.66m (11'33x12'50)
Ground floor bedroom, double

glazed window to front aspect, newly fitted blinds, newly laid carpet.

Bathroom
Ground floor bathroom. Newly fitted suite comprising of; panel enclosed bath with glass screen, mixer tap and shower attachment over. Frosted double glazed window to rear aspect. Wall mounted heated towel rail. Low level flush WC with matching wash hand basin with mixer tap. Partially tiled walls.

First Floor Landing
Radiator, eaves storage cupboard, smoke alarm, sky light.

Bedroom Two
3.05mx3.66m (10'80x12'44)
Double glazed window to rear aspect, radiator, cupboard housing shelving, cupboard housing hanging and shelving.

Bedroom Three
3.66mx3.66m (12'57x12'42)
Double glazed window to front aspect, loft access, radiator, eaves storage cupboard.

Separate WC
Low level flush WC, suspended wash hand basin with mixer tap, partially tiled walls and sky light.

Outside

Rear Garden

Range of mature trees and shrubs, majority laid to lawn, partially laid to patio, fence panel enclosed.

Garage

Up and over door. Door providing access to house.

Front Garden

Range of mature trees and shrubs. Majority laid to lawn. Side gate access to rear garden.

Driveway

Laid to hardstanding. Parking for multiple vehicles.



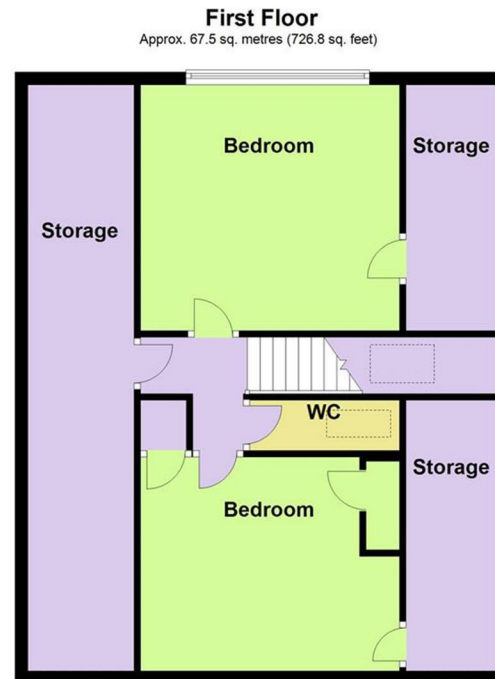


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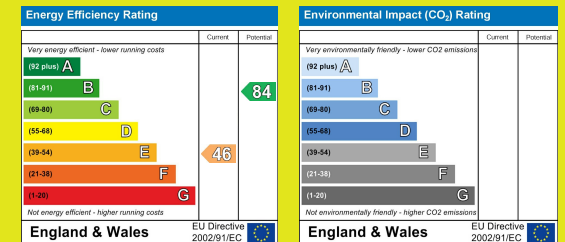
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Floor Plan Cumberland Avenue



Total area: approx. 154.8 sq. metres (1666.2 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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