



PCM
£1,695 PCM

Lychpole Walk, Goring-By-Sea

- Extended three bedroom semi-detached home
- Fitted kitchen
- Two double bedrooms and one single bedroom
- Family bathroom
- Lounge/diner
- Additional reception room from rear extension
- EPC energy rating D (66)
- West-facing rear garden

Robert Luff & Co are delighted to offer this extended three bedroom semi-detached home to let in the popular Goring area. The property offers spacious living accommodation including a lounge/diner, fitted kitchen and an additional reception area provided by the rear extension.

Upstairs features two double bedrooms, a further single bedroom and a family bathroom. The home also benefits from a west-facing rear garden, double glazing throughout and gas-fired central heating.

Please call Robert Luff & Co for your immediate viewing!

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Porch 5'4" x 3'7" (1.65 x 1.10)

Lounge/Diner 23'3" x 11'6" (narrowing to 7'3")
(7.11 x 3.51 (narrowing to 2.22))

Kitchen 8'9" x 8'6" (2.68 x 2.60)

Reception 5'11" x 12'5" (1.82 x 3.80)

Landing

Bedroom One 11'3" x 8'7" (3.45 x 2.63)

Bedroom Two 9'8" x 8'6" (2.97 x 2.60)

Bedroom Three 6'3" x 6'1" (1.93 x 1.86)

Bathroom 5'11" x 5'5" (1.81 x 1.67)

Garage 16'8" x 8'4" (5.10 x 2.56)

Rear Garden

West Facing

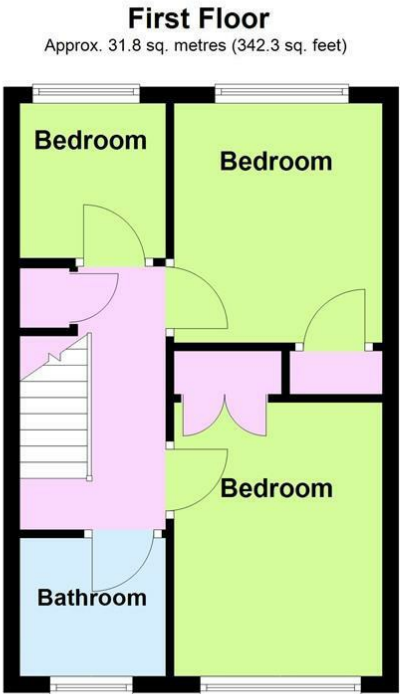
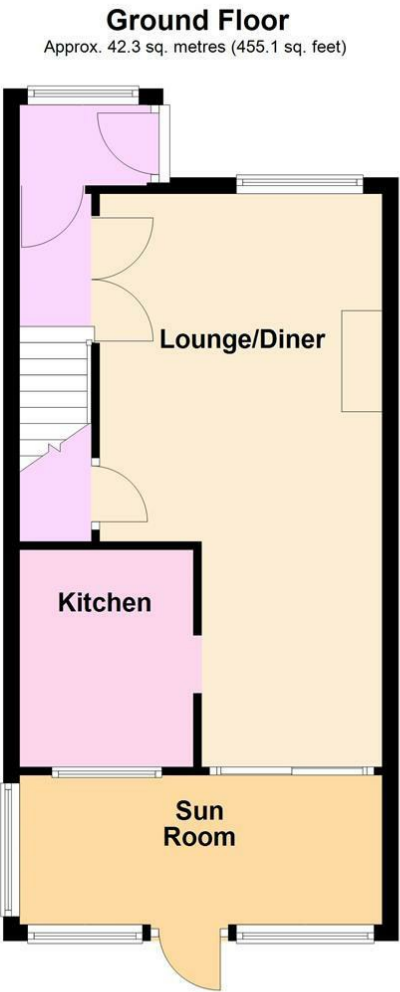
Front Garden



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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

www.robertluff.co.uk



Total area: approx. 74.1 sq. metres (797.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		66
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.