



PCM  
£1,400 PCM

## Barrington Road, Worthing

- End of Terrace Family Home • Three Bedrooms
- Living/Dining Room • Fitted Kitchen & Utility Room
- Off Road Parking & Southerly Aspect Rear Garden • EPC Rating C
- Unfurnished • Available Beginning of Feb
- Open Day 13th of Jan

**\*\* VIEWINGS FULLY BOOKED \*\*** Robert Luff & Co is delighted to offer a end of terrace family home situated in Goring-By-Sea. The property comprises three bedrooms, living/dining room, fitted kitchen, utility room, family bathroom, off road parking for several vehicles and southerly aspect rear garden. The property is unfurnished and available beginning of Feb.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
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## Accommodation

### Entrance Hall

Double glazed front aspect door. Stairs leading to the first floor. Radiator. Cupboard housing the electric meter. Under stairs storage area. Doors leading to:

### Living/Dining Room 21'8" x 13'5" (6.60 x 4.09)

Double aspect double glazed windows. Two radiators. Wooden flooring.

### Kitchen/Breakfast Room

Double glazed rear aspect window. Double glazed side aspect door leading to garden utility area. Matching wall and base units incorporating the stainless steel sink with drainer and mixer tap. Built in electric oven and electric hob with extractor hood above. Integral fridge/freezer and dishwasher.

### First Floor Landing

Hatch access to the loft space. Double glazed side aspect window. Doors leading to:

### Bedroom One 11'6" x 10'0" (3.51 x 3.05)

Double glazed rear aspect window. Large floor to ceiling mirror fronted sliding door wardrobes. Radiator.

### Bedroom Two 11'5" x 9'9" (3.48 x 2.97 (3.47 x 2.96))

Double glazed front aspect window. Radiator.

### Bedroom Three 8'9" x 6'9" (2.67 x 2.06)

Double glazed front aspect window. Radiator.

### Bathroom

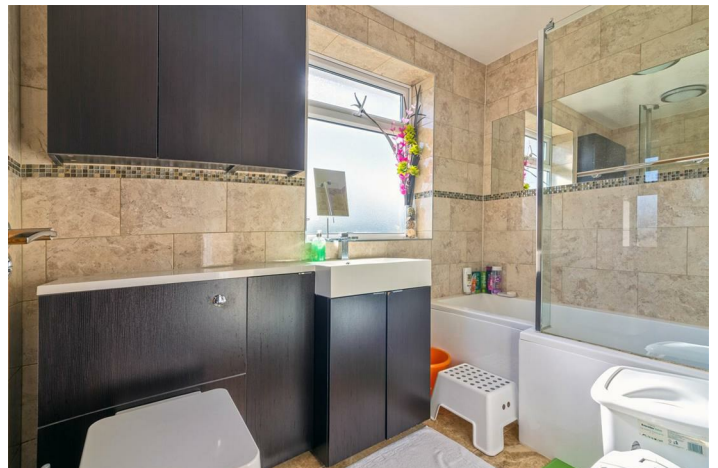
Double glazed rear aspect window. Paneled bath with shower attachment and glass shower screen. Wash hand basin with storage under. Low level WC. Radiator.

### Outside

Bricked built storage housing the utility area with plumbing/space for a washing machine.

Rear - Southerly aspect with lawn area, patio and outer shed.

Front - Graveled area with parking for several vehicles.

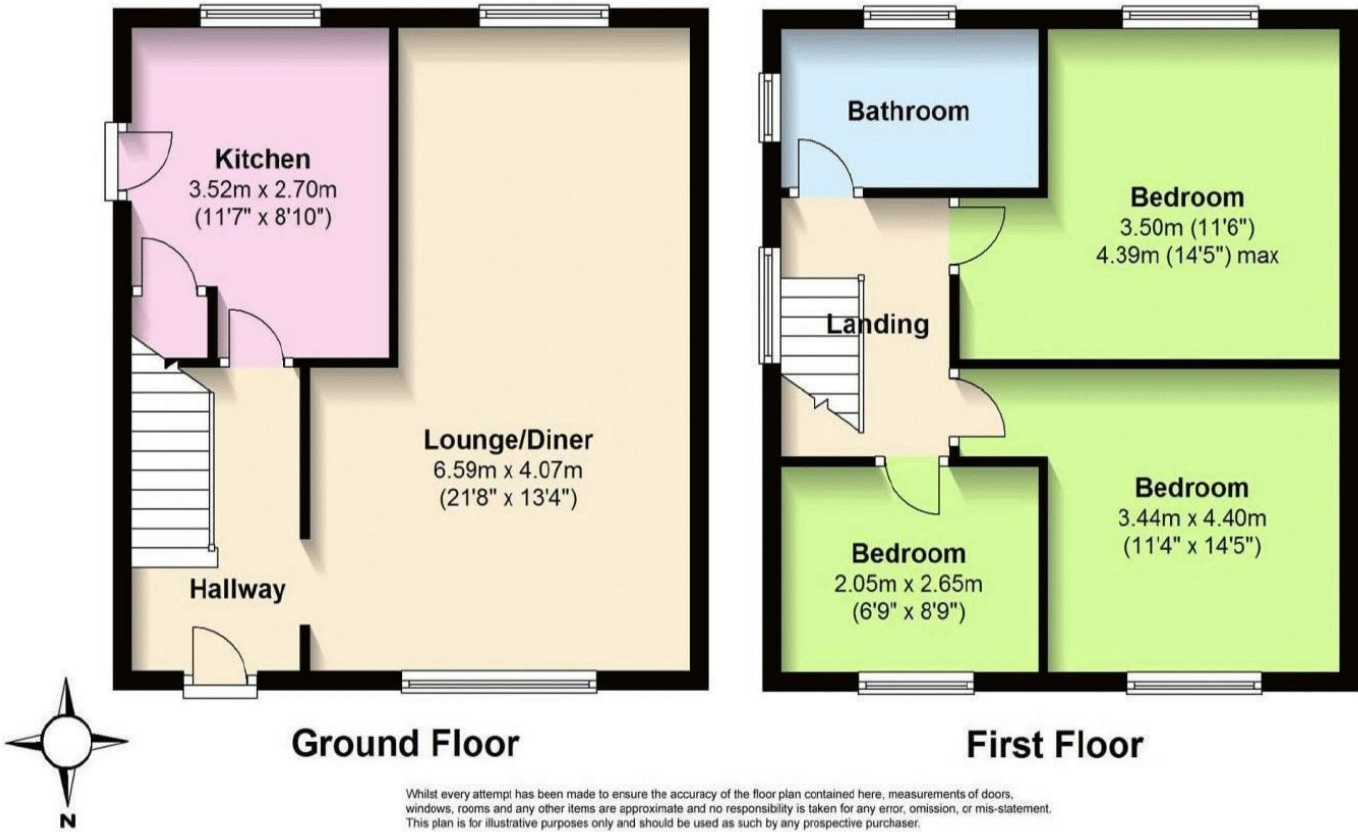


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Total area: approx. 80.1 sq. metres (862.5 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         | 86                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       | 71      |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> 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.