



£1,650

The Avenue, Goring-by-Sea

- Available End of Jan
- Two reception rooms
- Driveway
- Double glazing
- Three bedrooms
- Fitted kitchen & appliances
- Gas Heating
- Viewing advised

Robert Luff & Co are pleased to offer for rent this spacious three bedroom fully furnished semi-detached house located on a popular residential road in Worthing.

Comprising driveway to front, access to garage and workshop area, garden to rear. Internally you are greeted by an entrance hall, two reception room, modern fitted kitchen, three bedrooms, shower room and a separate w.c.

Early viewing recommended.

AVAILABLE OCTOBER / NOVEMBER 2025

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

**Robert
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Accommodation

Entrance Hall

Obscured double glazed front door, radiator, understairs storage with gas and electric meter and fuse box.

Living Room

Double glazed bay window, radiator.

Dining Room 11'8" x 9'3" (3.56 x 2.82)

Double glazed window, radiator, smooth ceiling, door to kitchen.

Kitchen 10'11" x 8'6" (3.33 x 2.59)

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, built in fridge, freezer and washing machine, eye level oven, four ring electric hob and extractor over, part tiled walls, radiator, wall mounted gas fired central heating boiler concealed in cupboard with timer control, double glazed window overlooking the rear and side obscured double glazed door to outside, smooth and coved ceiling with spotlights.

Landing

Double glazed window, access to loft space, airing cupboard with hot water tank and slatted shelving.

Bedroom One 12'0" x 10'11" (3.66 x 3.33 (3.65 x 3.34))

Measurements to include storage cupboard, radiator, double glazed window, smooth ceiling.

Bedroom Two 12'2" x 9'1" (3.71 x 2.77 (3.72 x 2.78))

Measurements to include built in wardrobe with hanging rail and shelving, radiator, double glazed window, smooth ceiling.

Bedroom Three 9'7" x 7'0" (2.92 x 2.13)

Maximum measurements to include storage cupboard and bulk head, radiator, double glazed window, smooth ceiling.

Shower/W.C

Corner shower unit with wall mounted shower and glass screen, wall mounted wash hand basin, heated towel rail, obscured double glazed window, tiled walls, smooth ceiling and spotlights.

Separate W.C

Close coupled low-level W.C, obscured double glazed window.

Outside

Front Garden

Laid to lawn with flower and shrub borders, paved path to front door.

Parking

Concrete area for vehicles.

Rear Garden

Laid to patios, lawn, flower and shrub borders, shed, brick built sheds, enclosed by fencing and hedging, side access.



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

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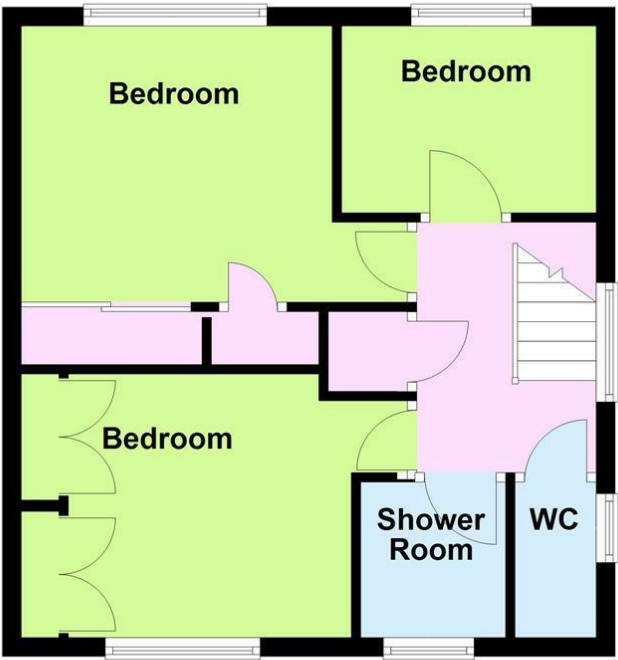
Ground Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 78.2 sq. metres (841.6 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	74	
(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	

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