



PCM
£1,400 PCM

Limbrick Lane, Worthing

- Two Double Bedroom
- Large West Facing Rear Garden
- EPC Rating: C
- Off Street Parking
- Close To Local Shops & Bus Routes
- Available Late July

Robert Luff & Co Lettings are pleased to offer this lovely two bedroom period cottage in popular Goring By Sea. Located within easy reach of bus links, Goring train station and shops making it a perfect choice for small families. The property offers a good sized reception room with feature fireplace, spacious kitchen/breakfast room, sunny conservatory overlooking a large rear west facing garden, family bathroom with separate shower unit and two double bedrooms.

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Accommodation

Entrance Hall

Reception Room 16'1" x 13'8" (4.90 x 4.17)

Grey painted walls, wooden flooring, double glazed window and feature fireplace. Under stair cupboard housing the gas and electric meters.

Kitchen

Wall and base units, tiled floor, double sink and drainer, integrated double oven, gas hob. Breakfast bar with 2 chairs.

Conservatory 17'2" x 8'7" (5.23 x 2.62)

Neutral painted walls, wooden flooring, double doors to garden and multiple power sockets.

Stairs To-

Bedroom One 13'10" x 13'0" (4.22 x 3.96)

Feature fireplace, built in storage cupboard, double glazed window, white walls and wooden flooring.

Bedroom Two

Feature fireplace, wooden floor, white walls, cupboard housing the boiler.

Family Bathroom

Corner bath, separate shower unit with waterfall shower, new vinyl flooring and window.

Rear Garden

Large west facing rear garden with large patio, laid to lawn, outside tap.

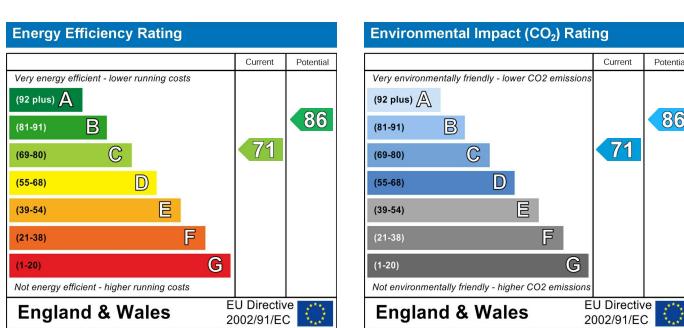
Driveway

Disclaimer

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Floorplan



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.