



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.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
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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

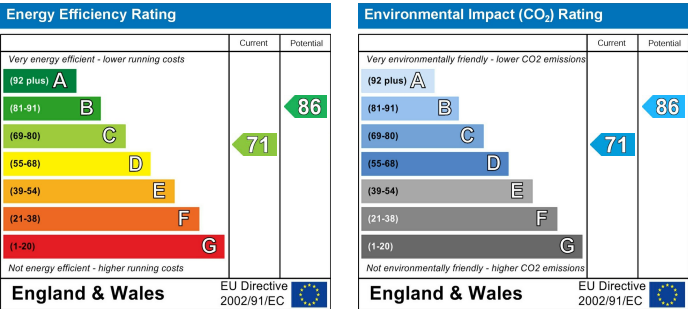
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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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