



## Raleigh Way, Goring-By-Sea,

PCM  
£1,695 PCM

- Semi Detached House
- Beautifully Presented
- Available Now
- Council Tax Band - B
- Three Bedrooms
- Sought after location
- EPC Rating - D

We are delighted to offer this spacious Semi Detached House which has been completely modernised and has the benefit of brand new, kitchen with fitted appliances, bathroom/w.c, central heating, rewiring, double glazed windows and doors, plastering, carpet and flooring, driveway, patio and landscaping of the gardens. The accommodation offers entrance porch, living room, open plan kitchen/dining room, three bedrooms, bathroom/w.c, front and rear gardens and off road parking spaces.

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

**Robert  
Luff & Co**  
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## Accommodation

### Porch

Double glazed front door, double glazed windows, obscured double glazed front door to;

### Entrance Hall

Stairs to first floor, under stairs storage area with gas and electric meters and circuit breaker fuse board.

### Living Room 11'10" x 11'8" (3.61m x 3.58m )

Measurements do not include two recessed areas, radiator, double glazed window, smooth ceiling, gas point.

### New fitted Kitchen / Dining Room 18'3" x 7'10" (5.58 x 2.4)

Measurements to include built in units, stainless steel sink unit inset to worktop with mixer tap, built in fridge freezer, slimline dishwasher, oven, hob and extractor hood, cupboard housing washing machine and wall mounted gas fired central heating boiler, two double glazed windows, smooth ceiling with spotlights and smoke detector, double glazed door giving access to rear garden

### First Floor Landing

Access to loft space, double glazed window, smooth ceiling, smoke alarm.

### Bedroom One 11'3" x 11'1" (3.44 x 3.38 )

Radiator, double glazed window, smooth ceiling.

### Bedroom Two 10'0" x 8'7" (3.057 x 2.63)

Radiator, double glazed window, smooth ceiling.

### Bedroom Three 9'3" x 7'1" narrowing to 6'0" (2.84 x 2.18 narrowing to 1.84)

L- shaped room, double glazed window, radiator, smooth ceiling.

### New Bathroom / W/C

Bath with wall mounted shower and screen, low level flush w/c, wash hand basin with cupboard below and filter mirror, part tiled walls, extractor, smooth ceiling with spotlights, heated towel rail, two double glazed windows.

### Off Road Parking/Front Garden

Resin driveway providing ample off road parking spaces, flower and shrub borders retained by wooden sleepers, side access gate

### Rear Garden

Resin patio, lawn, flower and shrub borders, water tap, two brick storage sheds, one of them being 8' x 4'6" (2.44m x 1.39m) with a double glazed window



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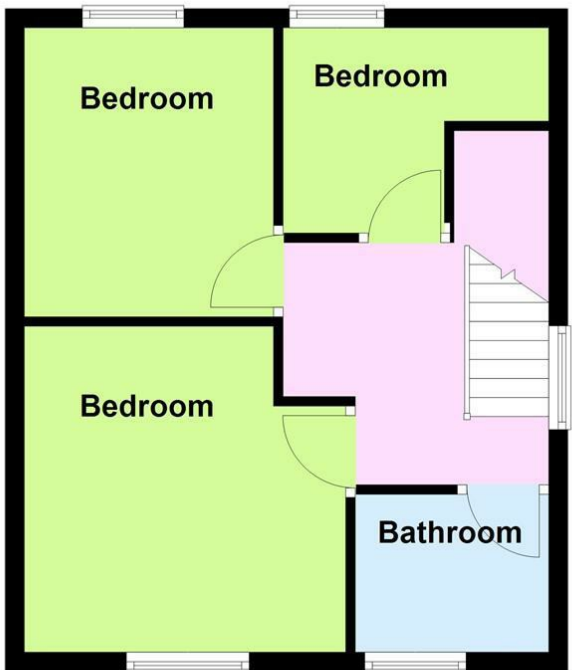
Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)





First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Total area: approx. 75.8 sq. metres (816.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			<div><div></div><div>86</div></div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>		<div><div></div><div>68</div></div>	
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
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			
(81-91) B			
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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.