



## Sea Lane, Goring-By-Sea

Offers In Excess Of  
**£585,000**  
Freehold

- Semi Detached House
- Three Bedrooms
- Extended
- South Goring Location
- Three Reception Rooms
- EPC - C
- Freehold
- Council Tax Band - D

Robert Luff and Co are pleased to present this extended three bedroom semi detached house located in popular South Goring a short walk from the beach. The property offers a great living space with a large kitchen / diner and three reception rooms. The rear garden is landscaped and well finished and the property also offers plenty of parking on the resin drive too. It is located close to local schools, shops and transport links with Goring beach at the end of the road, internal viewing is advised.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance

Part obscured double glazed front door, obscured double glazed window to side, storage cupboard housing gas meter, laminate flooring, radiator, stairs to first floor.

### Kitchen / Diner 21'3" (extending to 29'9" x 12'10" (6.50 (extending to 9.07 x 3.93)

Measurements to include built in units. Breakfast bar area with a Range of matching floor and wall units with inset stainless steel sink with mixer tap over, integrated appliances to include dishwasher, under counter freezer (not currently working), chest height double oven with grill above and wine chiller, inset five point gas hob with extractor over, freestanding washing machine and tumble drier, space and plumbing for American fridge/freezer, vinyl tile flooring, wall radiator, part obscured double glazed door to side, double glazed window to garden, storage cupboard housing fuse board and electric meter.

### Lounge 14'9" x 12'1" (into bay) (4.50 x 3.70 (into bay))

Feature fireplace with gas fire, granite inset and wooden mantle, double glazed bay window to front, radiator, laminate flooring, opening to;

### Dining Room 11'4" x 13'7" (3.47 x 4.15)

Feature fireplace with inset electric fire with composite mantle and hearth, laminate flooring, radiator, opening to;

### Family Room 10'3" x 9'3" (3.14 x 2.82)

Full height double glazed french doors to garden, radiator, vinyl tile flooring.

### W.C

Low level W.C, wall mounted wash basin with mixer tap over, obscured double glazed window to side, radiator, extractor fan.

### First Floor Landing

Walk in shower with wall mounted power shower, obscured double glazed window to side, heated towel rail, and obscured glass screen, tiled walls and floor, extractor fan, storage cupboard housing hot water tank, loft access housing boiler.

### Bedroom One 15'5" (into bay) x 11'3" (4.71 (into bay) x 3.44)

Measurements to include built in wardrobes. Built in wardrobes offering hanging and shelving, double glazed bay window to front, radiator.

### Bedroom Two 13'7" x 11'4" (4.16 x 3.46)

Double glazed window to rear, radiator.

### Bedroom Three 12'4" x 7'9" (3.76 x 2.37)

Double glazed window to rear, radiator.

### Bathroom

White bathroom suite. PVC panelled bath with mixer tap and shower attachment over, low level W.C, pedestal wash hand basin, heated towel rail, obscured double glazed window to front, tiled walls,

### Rear Garden

Mainly laid to lawn, patio section with seating area, garden shed, flower and shrub borders, side access to front of property.

### Front Garden

Laid to resin with parking for multiple cars, flower bed section, side access to rear of property.

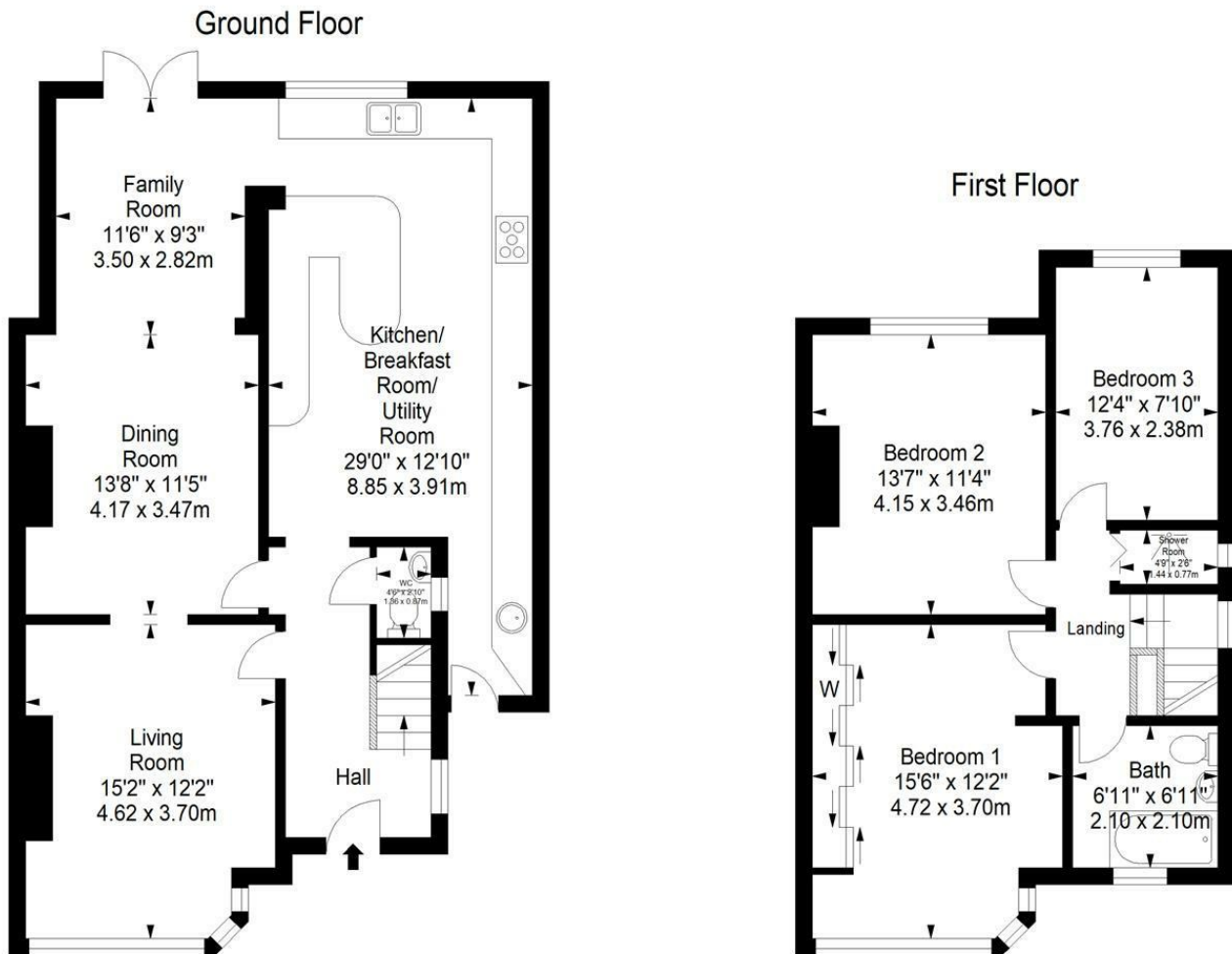


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# Floorplan



Approximate gross internal floor area 135.2 sq m/ 1455.3 sq ft

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