



## Coleridge Crescent, Goring

Offers In Excess Of  
£360,000  
Freehold

- Semi Detached House
- Three double bedrooms
- Cloakroom/u.c
- Living/dining room
- Freehold
- EPC Rating - C
- Council Tax Band - C
- Good size garden
- Garage & Driveway
- Viewing Advised

Robert Luff & Co are delighted to offer this spacious Semi Detached House situated in good proximity to schools, shops, bus route and mainline railway station. The accommodation in brief comprises of entrance hall, Cloakroom/u.c, kitchen, living/dining room, converted garage into store and study/utility area. There are three good size bedrooms and family bathroom/u.c on the first floor. Outside is a long driveway and good size rear garden. Viewing is recommended

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## Accommodation

### Entrance Hall

accessed via an obscured front door, radiator, two doors accessing the two garage areas

### Cloakroom/w.c

low level w.c, radiator, obscure double glazed window, wash hand basin, tiled walls

### Kitchen 10'5" x 5'10" (3.18 x 1.79)

measurements to include built in cupboard and comprising of single bowl, single drainer sink unit, cupboards under and over work top surfaces, built in oven, hob and extractor fan, part tiled walls, plumbing and space for washing machine

### Utility/Study 9'6" x 7'11" (2.91 x 2.43)

being the rear section of the garage and having power and light, gas and electric meters and electric circuit breaker fuse box

### Living/Dining Room 18'1" x 15'10" (5.53 x 4.83)

measurements to include stairs to the first floor, two radiators, two double glazed windows and double glazed sliding doors onto and overlooking and onto the rear garden,

### First floor landing

double glazed window, access to loft space

### Bedroom One 15'9" x 9'10" (4.81 x 3)

double glazed window, radiator

### Bedroom Two 9'10" x 8'10" (3.01 x 2.71)

radiator and double glazed window

### Bedroom Three 11'9" x 8'0" (3.6 x 2.46)

measurement to include fitted cupboard with storage, radiator and double glazed window

### Bathroom/w.c

bath with wall mounted shower, wash hand basin, low level w.c, obscure double glazed window, radiator, tiled walls, smooth and coved ceiling, fitted storage units

### Outside

#### Front Garden

laid to lawn

#### Driveway

with ample parking space and leading to

#### Garage

Being divided into two sections, the front being a store and measuring 2.55 x 2.25 (8'4" x 7'4") accessed via up and over door and also having a personal door into the entrance hall. The rear section is currently a utility area

#### Rear Garden

being a good size and being mainly laid to lawn, patio, garden sheds, flower and shrub borders, side access



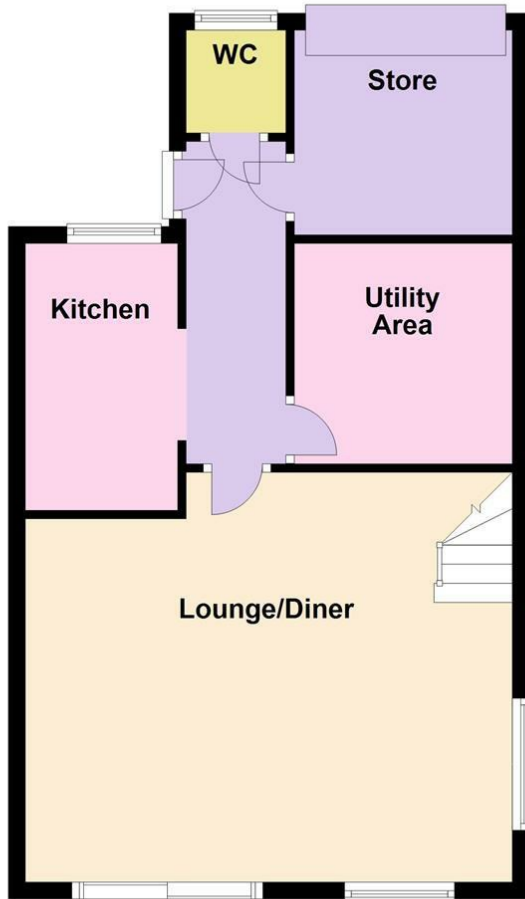
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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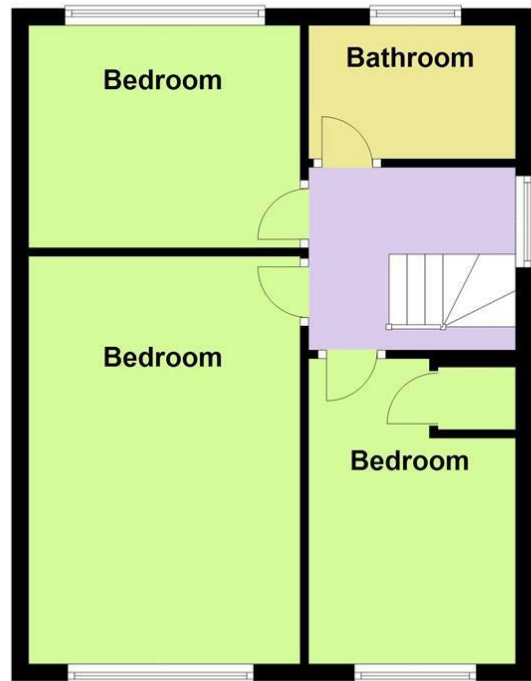
## Ground Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 96.8 sq. metres (1042.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>		69	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

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