



Asking Price
£550,000
 Freehold

Goring Road, Goring-By-Sea,

- Detached House
- No Chain
- Freehold
- Council Tax Band - E
- Cloakroom/u.c
- Three Double Bedrooms
- South Rear Garden
- EPC - TBC
- Two Reception Room
- Viewing Advised

Robert Luff & Co are delighted to offer this spacious Detached House situated in Goring-by-Sea with its great access to local schools, shops, restaurants, cafes, mainline station serving London & Brighton and having the sea about half a mile away. The property has spacious rooms which comprise of entrance porch, reception hall, cloakroom/u.c, two reception rooms, conservatory, fitted kitchen, three double bedrooms, shower room and separate u.c. Outside there is parking to the front, garage which has been converted into a utility/store and a good size south facing rear garden. Internal viewing is recommended

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 Luff & Co**
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Accommodation

Entrance Porch

wooden front door into porch with wood flooring and door to

Reception Hall

wood flooring, under stairs cupboard, radiator, obscured double glazed window

Cloakroom/w.c

low level w.c, wash hand basin with cupboard below, two obscured double glazed windows, tiled floor, heated towel rail, part tiled walls

Living Room 16'6" x 13'11" x 13'6" (5.05 x 4.26 x 4.125)

double glazed bay window, fireplace, part wood flooring and radiator, double doors to

Dining Room 14'4" x 13'6" (4.38 x 4.14)

part wood flooring, fireplace, radiator, door to

Conservatory 12'11" x 8'0" (3.94 x 2.45)

being a brick and double glazed construction with double doors overlooking and onto the rear garden

Kitchen 15'10" x 12'4" x 8'9" (4.85 x 3.78 x 2.69)

measurements are to include the fitted units and comprising of double drainer, single bowl sink unit, range of units and drawers under and over the work top surfaces, plumbing and space for washing machine, dishwasher and further under counter appliance, built in oven, hob and extractor fan, part tiled walls, walk in larder cupboard with shelving, radiator, double glazed windows and door giving side access

First Floor Landing

obscure double glazed window, radiator, access to loft space, airing cupboard with wall mounted gas central heating boiler and shelving

Bedroom One 17'1" x 13'6" (5.22 x 4.13)

measurement into double glazed bay window and also including the storage cupboards, radiator

Bedroom Two 14'5" x 13'5" (4.41 x 4.11)

radiator, double glazed window, storage cupboard, corner shower unit and wash hand basin with cupboard below

Bedroom Three 9'1" x 8'10" (2.79 x 2.71)

measurement not to include built in wardrobe with hanging rail, radiator, double glazed window

Shower Room

step in shower cubicle, wash hand basin with cupboard below, obscured double glazed window, radiator, tiled walls and heated towel rail

Separate w.c

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

Outside

Front Garden & Parking

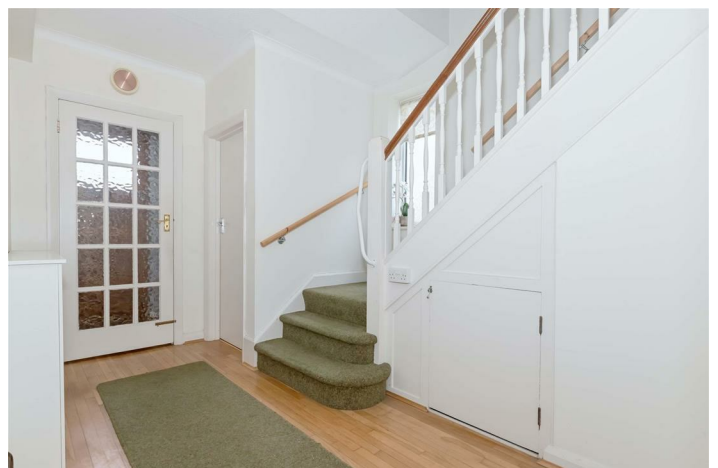
mainly paved with brick retaining walls providing good off road parking

Garage & Driveway 16'0" x 8'0" (4.59 x 2.46)

double gates at the side of the house leading to the garage which has been converted into a utility/store room with double glazed door and windows, power and light and separated into two areas

South Facing Rear Garden

mainly laid to lawn, patio, flower and shrubs and enclosed by fencing



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Floorplan



Total area: approx. 150.8 sq. metres (1623.7 sq. feet)

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|----------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ 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.