



Asking Price
£300,000
Freehold

The Quadrant, Goring-by-Sea

- Terraced House
- South Facing Rear Garden
- Fitted Kitchen
- Freehold
- EPC - C
- Three Bedrooms
- Off Road Parking
- Living / Dining Room
- Council Tax Band - B
- Viewing Advised

Robert Luff & Co are pleased to present this good size three bedroom mid-terrace house close to commuter links in Goring. The property is located half a mile from the train station and benefits off road parking, south garden, gas fired central heating and double glazing. Internal viewing is recommended.

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Accommodation

Entrance Hall

Double glazed front door, storage cupboard, smooth ceiling, radiator, under stairs storage.

Lounge / Dining Room 21'9" x 12'7" > 10'3" (6.63m x 3.84m > 3.12m)

Fireplace, smooth and coved ceiling, two double glazed windows providing double aspect, two radiators.

Kitchen 11'5" x 8'9" (3.49 x 2.69)

(Measurements to include built in units), Matching wall and base units with work top surfaces, stainless steel sink unit with mixer tap, tiled floors and walls, space for fridge freezer, fitted oven, hob and extractor, double glazed window & double glazed door leading to garden, wall mounted gas fired central heating boiler.

Landing

Storage cupboard, access to loft space, smooth ceiling.

Bedroom One 12'6" x 9'7" (3.83 x 2.94)

(Measurements not to include built in wardrobes), Radiator, double glazed window, smooth and coved ceiling.

Bedroom Two 10'0" x 9'11" (3.05 x 3.03)

(Measurements not to include built in wardrobes), Double glazed window, radiator, storage, smooth ceiling.

Bedroom Three 10'7" x 7'0" (3.25 x 2.15)

(Max measurements to include bulk head from the staircase and wardrobe above), double glazed window, radiator, smooth ceiling.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, wash hand basin, heated towel rail, double glazed window, part tiled walls, smooth ceiling.

Separate W/C

Low level flush w/c, part tiled walls, double glazed window.

Front Garden

Laid to lawn, hedge, paving slabs giving space for OFF ROAD PARKING.

South Facing Garden

Patio, storage area, side gate, decking, enclosed by panel fencing.

Studio

Pitched roof, double glazed doors.



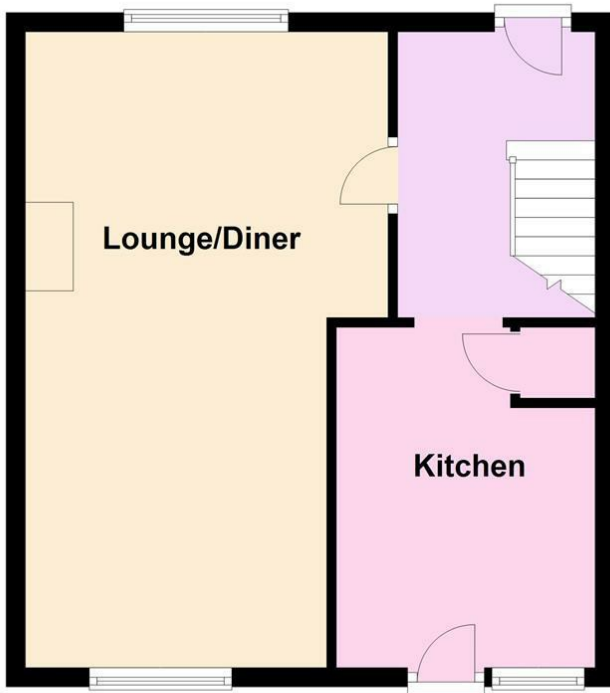
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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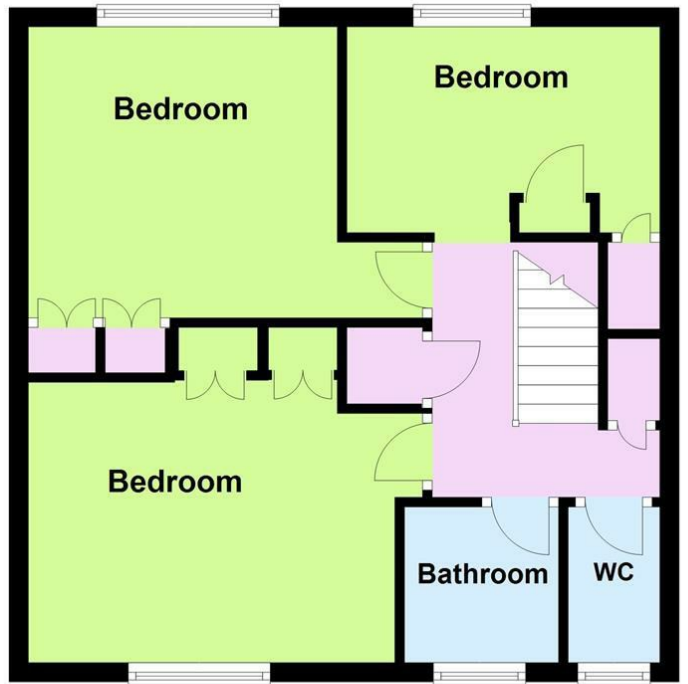
Ground Floor

Approx. 39.5 sq. metres (424.6 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 83.2 sq. metres (895.3 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		74	87
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			
(21-38) F			
(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.