



Asking Price
£320,000
Freehold

Tavy Close, Worthing

- End of Terraced House
- Fitted Kitchen/Dining Room
- Garage in Compound
- EPC - TBC
- FREEHOLD
- Three Bedrooms
- South Facing Rear Garden
- Close to Amenities
- Council Tax - C
- NO CHAIN

A Well Presented End of Terraced House situated in good proximity to local schools, shops and Tesco's Extra with the accommodation in brief being entrance hall, living room, modern fitted kitchen/dining room with fitted appliances, three bedrooms, bathroom/w.c, south facing rear garden and a garage in a compound. Other benefits are gas heating, double glazing. Viewing is recommended

T: 01903 331567 E: goring@robertluff.co.uk
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Accommodation

Entrance Hall

Radiator, double glazed frosted door.

Living Room 14'9" x 12'8" (4.52 x 3.87)

Double glazed window, radiator, smooth ceiling.

Modern Fitted Kitchen / Diner 16'2" x 9'2" (4.93 x 2.81)

Measurements are to include fitted matching wall and base units inset to work surface with one and half bowl stainless steel sink unit with mixer tap, built in fridge freezer, washing machine, double oven, four ring hob with extractor hood above, smooth ceiling, breakfast bar, cupboard with gas and electric meter & circuit board fuse box, double glazed window and double glazed doors to the garden.

Landing

Access to loft space.

Bedroom One 12'3" x 9'1" (3.74 x 2.77)

Measurements to include built in aring cupboard, radiator, double glazed window.

Bedroom Two 12'3" x 9'1" (3.74 x 2.77)

Double glazed window, radiator.

Bedroom Three 9'2" x 6'8" (2.801 x 2.054)

Measurements to include built in bulk head, double glazed window, radiator, smooth ceiling.

Bathroom/w.c

Panel enclosed bath with mixer shower, wash hand basin, low level flush w/c, obscured double glazed window, heated towel rail, tiled walls.

Front Garden

Laid to lawn.

South Rear Garden

Laid to lawn, patio, fencing & side gate.

Garage

In a compound accessed from Tavy Close with up and over door.

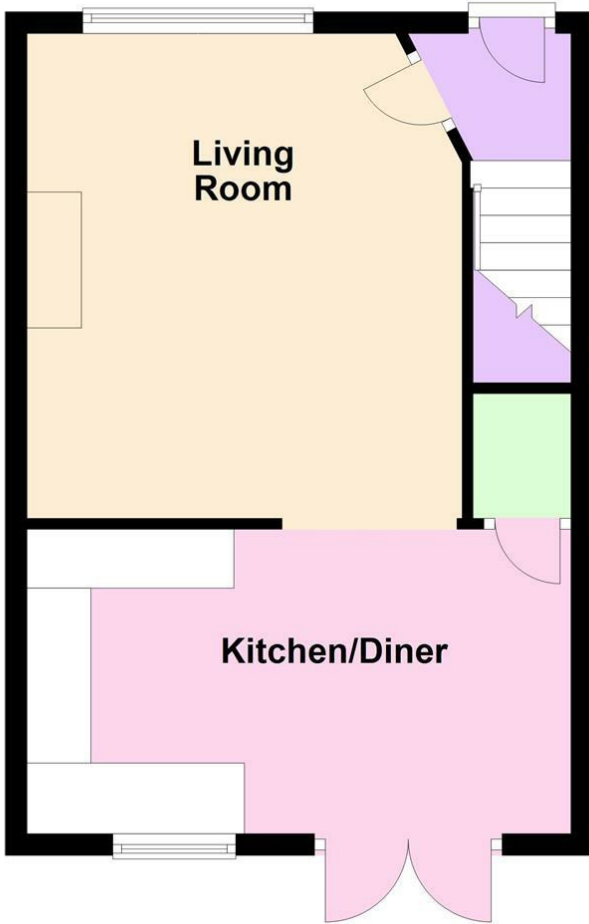


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

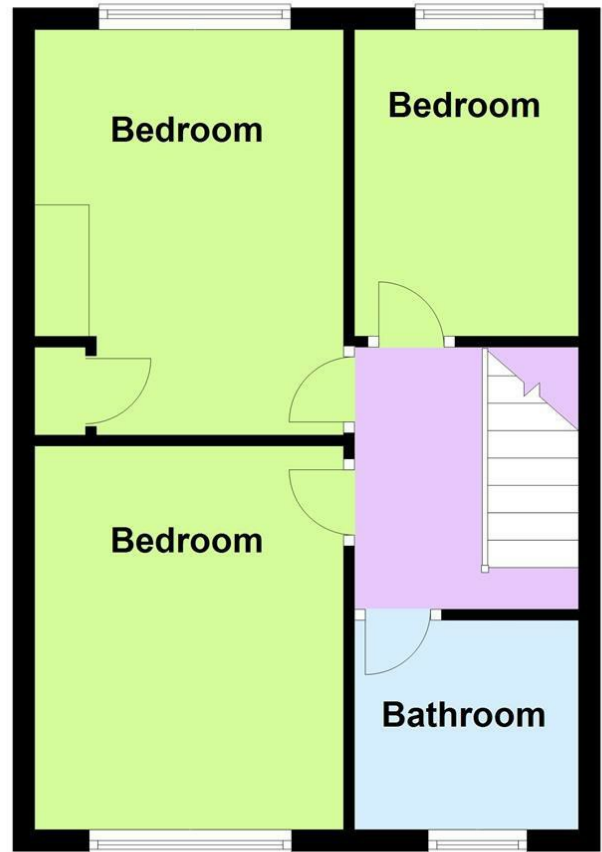
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Ground Floor



First Floor



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	88
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			

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