



## The Pallant, Goring

Asking Price  
**£315,000**  
Freehold

- Terraced House
- Three Bedrooms
- Garage
- No Chain
- FREEHOLD
- Council Tax - C
- EPC Rating - C
- Viewing Advised

A mid terraced house overlooking a green and situated in a walkway being close to shops, schools and Goring train station. The accommodation comprises of living room, dining room, kitchen, three bedrooms and bathroom/w.c. There is a garage and it is being sold with no forward chain. Viewing is advised.

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## Accommodation

### Entrance Hall

Front door, radiator.

### Living Room 13'6" x 12'6" ( 4.11m x 3.81m)

Double glazed window, radiator, TV point, under stairs cupboard with gas, electric metre and electric circuit breaker fuse board, views over the green

### Dining Room 10'4" x 8'2" (3.163 x 2.5)

Radiator, double glazed doors out to the garden, door to kitchen

### Kitchen 10'5" x 7'6" (3.185 x 2.29)

Measurements to include matching range of built in wall and base units, stainless steel sink unit with mixer tap and drainer inset to worktop, plumbing and space for washing machine, cooker and fridge freezer, wall mounted gas fired central heating boiler, part tiled walls, double glazed window and door to rear garden.

### Landing

access to loft space

### Bedroom One 13'5" x 8'9" (4.10 x 2.68)

Measurements not to include built in wardrobes providing hanging space and storage, double glazed window, radiator.

### Bedroom Two 9'3" x 9'2" (2.83 x 2.80)

Measurements not to include built in airing cupboard, heated water tank, radiator.

### Bedroom Three 10'6" x 6'8" (3.21 x 2.05 )

Measurements to include built in cupboard with bulkhead from stairs, double glazed window, radiator.

### Bathroom/w.c

Panel enclosed bath, low level flush w/c, wash hand basin, wall mounted shower, radiator, part tiled walls, obscured double glazed window.

### Front Garden

Paved with flower and shrubs.

### Rear Garden

Patio, flower and shrub borders, door to garage and gate to rear access.

### Garage 17'8" x 8'4" (5.41 x 2.55)

Up and over door, electric light.



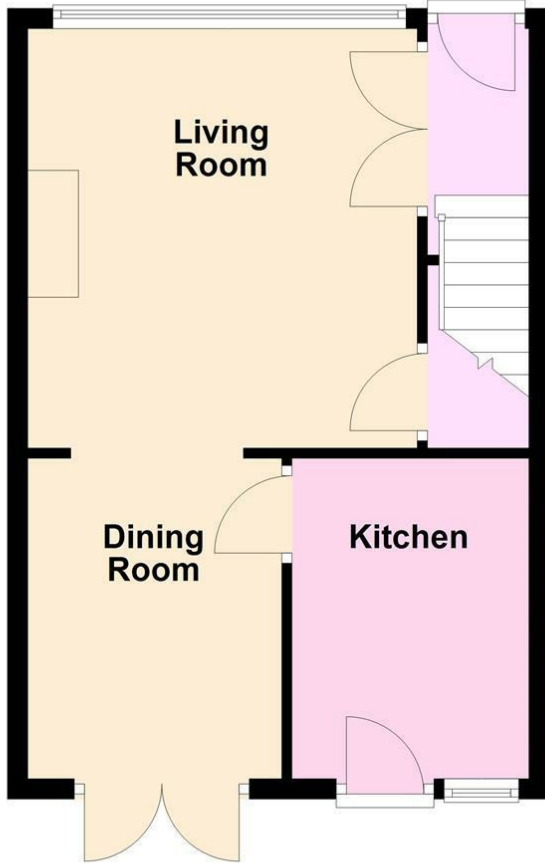
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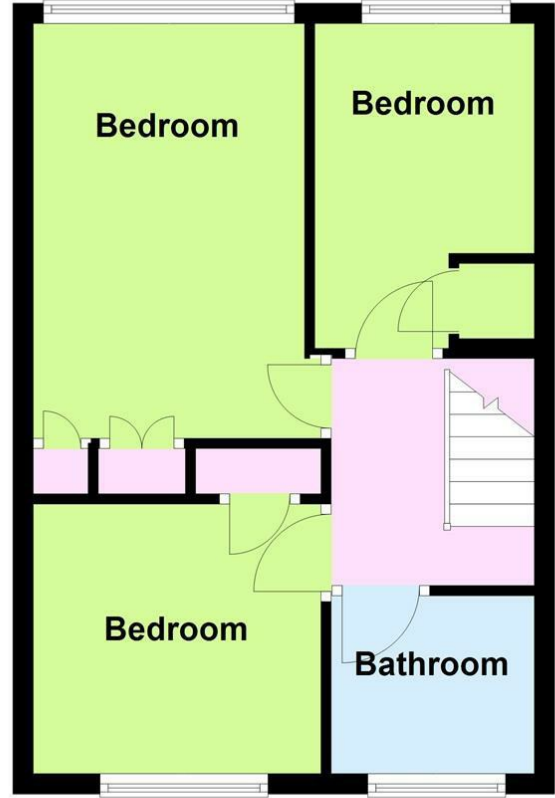
**Ground Floor**

Approx. 36.5 sq. metres (393.1 sq. feet)



**First Floor**

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 73.0 sq. metres (786.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</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 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.