



Blackbird Lane, Goring By Sea

Offers Over
£500,000
Freehold

- Modern Detached House
- No Chain
- Four Double Bedrooms
- Two Bathrooms
- Garage & Off Road Parking
- Close to Amenities
- EPC - B
- Council Tax - E
- Freehold
- Viewing Advised

A modern Detached House being situated in a sought after location overlooking a woodland/park area. The property is situated just over three quarters of a mile from Goring mainline railway station, under two miles to the beach and access to the South Downs national park being close by. Other amenities include shops and schools. The property has a south facing living/dining room, modern fitted kitchen with appliances, cloakroom/w.c, four double bedrooms, family bathroom/w.c and en suite shower/w.c. There is a garage and driveway, south facing rear garden and the property has the benefit of being sold with No Chain. Viewing is advised

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Accommodation

Entrance Hall

Radiator, double glazed front door, smooth ceiling, door to garage, under stairs storage cupboard.

Cloakroom / W/C

Low level flush w/c, wash hand basin, radiator, smooth ceilings.

Kitchen 12'4" x 7'10" (3.77 x 2.39)

Measurements to include built in matching wall and base units, one and half bowl stainless steel sink unit with mixer tap inset to worktop, plumbing and space for washing machine, built in oven, hob and extractor fan, slimline dishwasher, fridge freezer, smooth ceiling with spotlights, double glazed window.

Lounge / Diner 23'9" x 13'8" narrowing to 9'8" (7.25 x 4.184 narrowing to 2.96)

Two radiators, smooth ceiling with spotlights, double glazed windows and double glazed door onto rear garden.

Landing

Access to loft space, airing cupboard with wall mounted gas fired central heating boiler, shelving.

Bedroom One 11'5" x 11'0" (3.50 x 3.37)

Measurements to include built in wardrobes with sliding doors, smooth ceiling, radiator, double glazed window.

En-Suite / WC

Double shower cubicle with wall mounted shower and shower screen, part tiled walls, wash hand basin, low level flush w/c, mirror, heated towel rail, smooth ceiling with spotlights.

Bedroom Two 12'7" x 8'7" (3.86 x 2.62)

Narrowing in one corner, radiator, double glazed window, smooth ceiling.

Bedroom Three 10'10" x 8'7" (3.31 x 2.63)

Double glazed window, radiator, smooth ceiling.

Bedroom Four 10'5" x 12'5" > 8'11" (3.18 x 3.8 > 2.74)

Measurements narrowing to bulk head under stairs, radiator, double glazed window, smooth ceiling.

Bathroom / WC

Panel enclosed bath, wall mounted shower with shower screen, low level flush w/c, wash hand basin, heated towel rail, part tiled walls, smooth ceiling with spotlights, fitted mirror.

Front Garden

Lawn, shingle and shrubs.

Garage & Driveway 15'11" (4.87)

Up and over door, power and lighting, brick paved driveway to front.

South Rear Garden

Laid to lawn, patio, fencing and side gate.



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

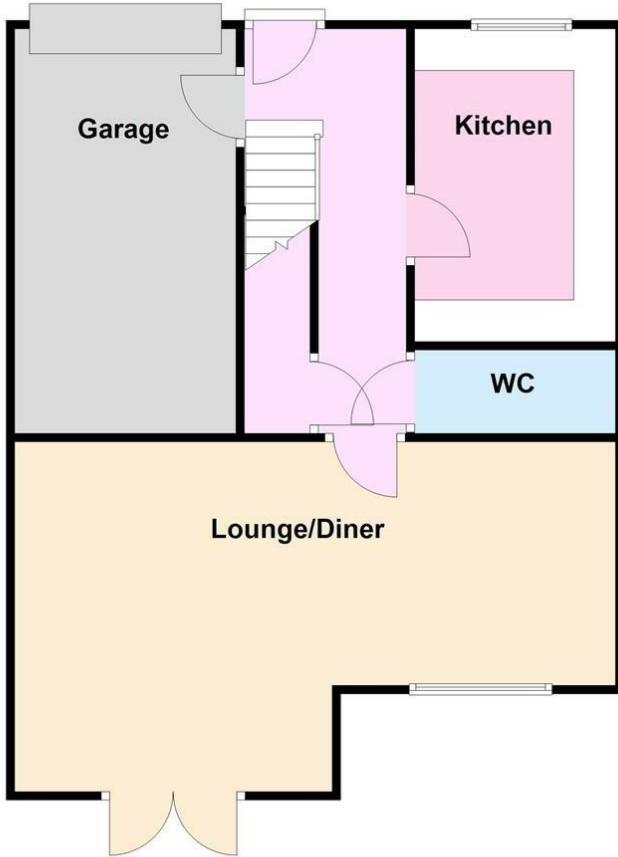
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Floorplan

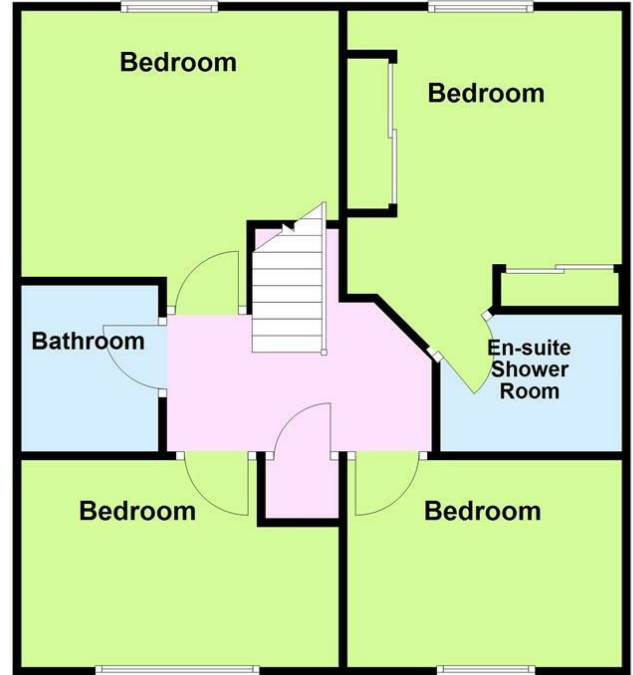
Ground Floor

Approx. 61.5 sq. metres (661.9 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.8 sq. feet)



Total area: approx. 118.1 sq. metres (1271.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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			
(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.

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