

Asking Price  
£895,000  
Freehold

## Marine Crescent, Goring-By-Sea

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Balcony with Direct Sea Views
- Office / Garden Room
- Seafront Location in Goring
- One Bedroom Annex
- EPC - D
- FREEHOLD
- Council Tax - F

A stunning four bedroom family home ideally situated on a seafront road in the sought after location of Goring -by-Sea. This seafront residence boasts spectacular views overlooking the Greensward and towards the beach and seafront. The property benefits from a dual aspect living room, a separate dining room, a convenient ground floor w/c and a fitted kitchen leading to a utility room. The first floor comprises of four bedrooms, with the primary bedroom offering an en-suite bathroom/w.c and dressing area with Balcony that is also accessed from bedroom three. Additionally, there's a further family shower room. Other benefits include a side access to a self contained one bedroom annex perfect for guests. A private drive with ample off-road parking and garden to rear with a studio / home office / garden room. Viewing is essential.

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## Accommodation

### Entrance Hall

Front door, smooth ceiling with spot lights.

### Walk in Cloakroom 7'10" x 6'8" (2.403 x 2.053)

Obscured double glazed window and door, built in storage cupboard with hanging space, smooth ceiling with spot lights.

### Reception Hall

Radiator, smooth ceiling with spot lights.

### Cloakroom W/C

Low level flush w/c, wash hand basin with cupboard below, smooth ceiling with coving, tiled flooring & walls, storage cupboard.

### Living Room 22'1" x 19'9" into bay > 13'6" (6.751 x 6.020 into bay > 4.137)

Double glazed bay window, two radiators, feature fireplace, smooth ceiling with spot lights.

### Dining Room 13'6" x 9'0" (4.134 x 2.75)

Radiator, door to;

### Kitchen 12'8" x 9'4" (3.87 x 2.87)

Measurements to include built in wall and base units, one and half bowl stainless steel sink unit with mixer tap inset to work top, built in oven & hob, double glazed window.

### Utility Room 6'1" x 9'7" (1.87 x 2.93)

Space and plumbing for washing machine and appliances, part tiled walls, door to garden and double glazed window.

### Bedroom One 15'1" x 11'11" (4.61 x 3.64)

Measurements to include built in wardrobes, double glazed sliding doors to balcony with sea views,

### Dressing Area

Obscured double glazed window, double wardrobe providing hanging space and storage.

### En-Suite Bathroom/w.c

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

### Bedroom Two 12'4" x 10'0" (3.77 x 3.06)

Double glazed window, radiator, smooth and coved ceiling.

### Bedroom Three 10'3" x 9'11" (3.13 x 3.04)

Radiator, smooth and coved ceiling, double glazed sliding doors to balcony with sea views.

### Bedroom Four 9'5" x 6'10" (2.89 x 2.09)

Measurements to include built in wardrobes, radiator, double glazed window.

### Shower Room / W/C

In process of a new shower room and w.c being fitted, so further details will be added once complete

### Front Garden & Driveway

Laid to lawn, flowers and shrubs and ample off road parking

### Rear Garden

Large workshop / office, laid to lawn.

### Annex Area

#### Entrance & Kitchen Area 9'4" x 7'5" ( 2.87 x 2.28)

Door from side path into kitchen area and having Single bowl sink unit, oven.

#### Living Room 11'6" x 8'8" (3.51 x 2.65)

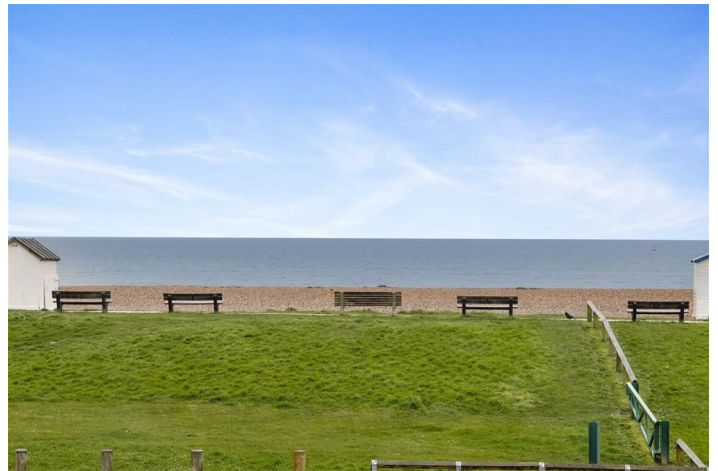
Window

#### Bedroom One 11'3" x 7'6" (3.45 x 2.31)

Window, radiator.

#### Shower area / W/C

Low level flush w/c, wash hand basin & shower.

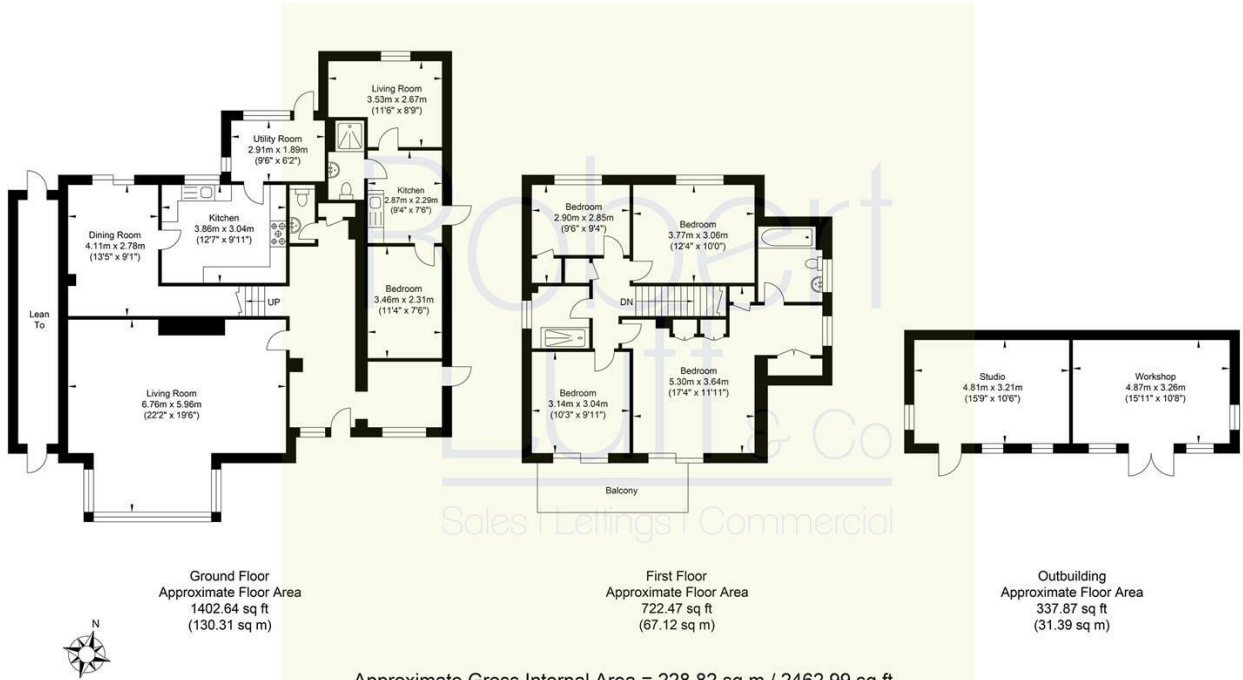


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## Marine Crescent



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(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.