

Marine Crescent, Goring-By-Sea

Asking Price
£875,000
Freehold

- 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)

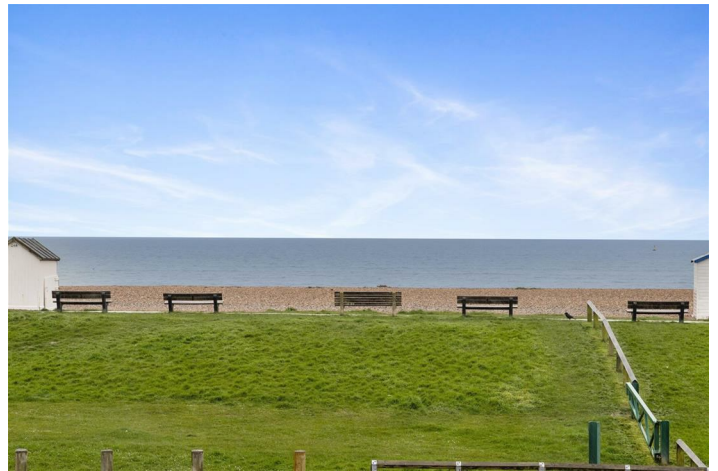
Window

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) A			80
(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		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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