



## Bury Drive, Goring-By-Sea

Guide Price  
£650,000  
Freehold

- Detached Chalet Style Home
- Flexible Four/Three Bedrooms & Two Bathrooms
- Living Room & Conservatory
- Double Garage & Off Road Parking
- South Facing Rear Garden
- Tenure - Freehold
- Council Tax - E
- EPC - C

Robert Luff & Co are delighted to offer to market this well presented, versatile extended chalet style bungalow situated in the popular location of South Goring, close to local amenities, bus routes and a short distance from Goring sea front. Accommodation comprises an entrance hall, 18ft lounge or Bedroom 1, fitted kitchen, further reception room, conservatory, three further double bedrooms, a bathroom and separate shower room. Other benefits include gas fired central heating and double glazing. Externally is parking to the front for several vehicles, a 30ft double length garage and good size secluded South facing rear garden..

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Part glazed door leading into;

### Entrance Hall

Leaded light double glazed window, Storage cupboard, Double panel radiator, Stairs leading up, Coved and skimmed ceiling.

### Lounge / Potential Bedroom One 18'0" x 11'11" (5.51 x 3.65)

Double glazed bay window to the front, Two leaded light double glazed windows to the side, Gas, coal effect fireplace with ornamental surround and hearth, Four double panel radiators, Picture Rail, Coved Ceilings.

### Kitchen 11'11" x 11'9" (3.65 x 3.60)

Double glazed door and window to the rear, Roll edge worktops with inset stainless steel, one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards including a glass fronted display cabinet. Fitted double oven with four ring gas hob above and extractor hood over. Space and plumbing for a washing machine. Space for a fridge freezer. Integrated freezer. Double panel radiator. Tiled flooring.

### Dining Room / Potential Living Room 13'11" x 11'11" (4.26 x 3.65)

Double glazed double opening doors to the conservatory. Double panel radiator. Picture rail, Coved ceiling with attractive rose.

### Conservatory 10'11" x 10'0" (3.35 x 3.07)

Brick base and pitched roof with double glazed double opening doors to the side. Double glazed windows to three sides overlooking the garden. Two double panel radiators.

### Bedroom Three 12'2" x 10'11" (3.73 x 3.35)

Double glazed window to the front. Leaded light double glazed window to the side. Range of fitted wardrobe cupboards and drawers. Double panel radiator. Picture rail, Coved ceiling.

### Bedroom Four 10'11" x 10'2" (3.35 x 3.10)

Double glazed window to the side. Triple fitted wardrobes. Single panel radiator. Picture rail. Coved ceiling.

### Shower Room / Wet Room 8'7" x 8'4" (2.64 x 2.56)

Double glazed window to the side. Corner shower with wall mounted controls. Additional walk in shower cubicle. Pedestal wash hand basin. Low level W.C. Bidet. Heated towel rail. Part tiled walls.

Stairs to half landing, leaded light double glazed window to the side.

### First Floor Landing

Double glazed Velux style window to the side.

### Bedroom One 16'2" x 11'6" (4.95 x 3.53)

Two double glazed Velux style windows to the side. Fitted storage cupboards. Double panel radiator. Skimmed ceiling.

### Bathroom

Double glazed Velux style window to the side. Panel enclosed bath with mixer tap and telephone style hand held shower attachment. Low level W.C. Pedestal wash hand basin. Storage cupboards. Double panel radiator.

### Garage (Double Length )

Up and over door. Double glazed door giving side access. Double glazed window to the side.

### Front Garden

Mainly block paved providing off road parking for several cars. Area of lawn with shrubs.

### Rear Garden

Enclosed and being of a Southerly aspect with a block paved patio area and an area of lawn with mature shrubs and trees. Totally enclosed and secluded.

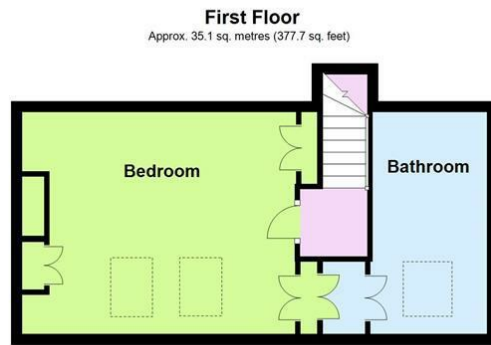


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)

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# Floorplan



Total area: approx. 163.0 sq. metres (1754.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	81
		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	

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