



Guide Price  
**£950,000**  
Freehold

## Falmer Avenue, Goring-By-Sea

- Detached House
- Four Bedrooms
- Three Bathrooms
- Open Plan Living
- Goring Hall Location
- EPC Rating - D
- Freehold
- Council Tax Band - F
- 800 metres to the Beach
- Viewing Essential

A beautifully presented Detached House situated in the sought after location of Goring Hall with the beach being 800 metres away and the local amenities include shops, schools, train and bus routes all close by. The property which has been modernised throughout has four bedrooms, three bath/shower rooms, open plan living/dining and fully fitted kitchen with bi-folding doors onto the garden. It has a gym/studio in the rear garden with shower room and the landscaped garden has a hot tub. Internal Viewing is essential to fully appreciate this amazing House

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

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

### Entrance Porch

Obscured double glazed window and door, radiator, smooth ceiling with spotlights, Karndean flooring.

### Reception Hall

Radiator, smooth ceiling with spotlights, two storage cupboards, Karndean flooring, stairs to first floor.

### Cloackroom / W/C

Floating side cabinet with lighting, low level flush w/c, heated towel rail, tiled flooring, part tiled walls, obscured double glazed window, smooth ceiling with spotlights.

### Open Plan Living/Dining and Kitchen Breakfast Room

#### Living Room 12'4" x 11'4" (3.76 x 3.46)

Karndean flooring, two double glazed windows, radiator, tv point, smooth ceiling with spotlights.

#### Kitchen/Breakfast & Dining Room 32'8" x 10'5" (9.97 x 3.20)

Measurements to include built in units, one and half bowl stainless steel sink unit with hot water tap, built in Neff double oven and hot plate, fridge freezer, induction hob and electric retractable extractor unit, raising socket point, dishwasher, washer / dryer, double glazed window, Karndean flooring, spotlights, speakers, three radiators, folding doors to the rear garden with fitted blinds.

#### Ground Floor Bedroom Four 17'7" x 8'10" (5.37 x 2.70)

Double glazed window, radiator, storage cupboard with gas and electric metre and electric fuse box, smooth ceiling with spotlights.

### En-Suite Shower / W/C

Walk in shower cubicle with large Drench head and side rinser, obscured double glazed window, heated towel rail, low level w/c, floating sink with mirrored cabinet above, tiled walls and flooring.

### First Floor Landing

Glass balustrades, double glazed window, smooth ceiling with spotlights, access to loft space, radiator, storage cupboard with boarded loft.

### Bedroom One 16'4" x 11'4" (4.98 x 3.47)

Measurements to include built in wardrobes which has shelving, hanging space and drawers, smooth ceiling with spotlights, two double glazed windows giving double aspect, radiator.

### Dressing Table Area

Double glazed window, radiator, smooth ceiling with spotlights, door into;

### En-Suite Shower / W/C

Step in double shower cubicle with large Drench head and side rinser, low level flush w/c, floating sink, heated towel rail, obscured double glazed window, tiled flooring and walls, smooth ceiling with spotlights, under floor heating.

### Bedroom Two 12'4" x 12'7" (3.78 x 3.85)

Radiator, double glazed window, smooth ceiling with spotlights.

### Bedroom Three 8'9" x 8'11" (2.69 x 2.72)

Double glazed window, radiator, smooth ceiling with spotlights.

### Bath/Shower Room / W/C

Walk in double shower with large Drench head and side rinser, bath with wall mounted TV and mixer tap, low level flush w/c, floating double sink with mixer tap and mirror above, heated towel rail, tiled flooring and walls, two obscured double glazed windows, smooth ceiling with spotlights, under floor heating.

### Front Garden

Laid to brick paved driveway with parking for numerous vehicles, flower borders. There is security lighting around the whole house

### Rear Garden

Decked area with floor lighting and hot tub with cover and lighting, side access both sides, fencing, storage cupboard with power and lighting.

### Gym / Office 25'3" x 10'0" (7.71 x 3.07)

Karndean flooring, smooth ceiling with spotlights, heaters, folding doors to garden, side access door.

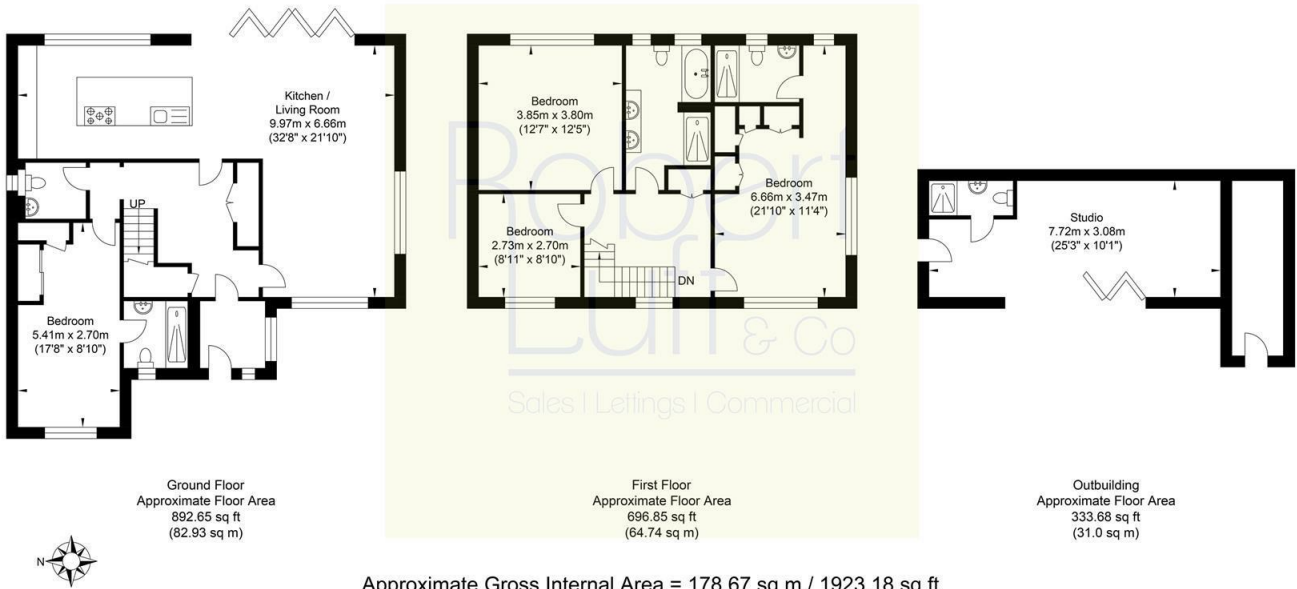
### Shower / W/C

Step in shower cubicle, low level flush w/c, heated towel rail, floating sink, smooth ceiling with spotlights and mirrored cabinet with lighting, Karndean flooring.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR  
T: 01903 331567 E: goring@robertluff.co.uk  
www.robertluff.co.uk

# Falmer Avenue



Approximate Gross Internal Area = 178.67 sq m / 1923.18 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very 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>		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.