



## Cumberland Avenue, Goring

Asking Price  
£425,000  
Freehold

- Detached Chalet
- Three Bedrooms
- Garage
- Modernisation Required
- Chain Free
- EPC -
- Freehold
- Council Tax Band - E

Robert Luff & Co are pleased to present Cumberland Avenue, Goring-By-Sea - a charming detached chalet with great potential! This property boasts 2 reception rooms, 3 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

Situated in the sought-after Goring location, this home offers parking for up to 3 vehicles, a rare find in this area. The generous size of the property allows for various possibilities to make it your own.

Being chain-free, you can move in hassle-free and start transforming this property into your dream home. While some modernisation is required, this presents an exciting opportunity to add value and create a space tailored to your taste.

Don't miss out on the chance to own a detached chalet in this desirable location. With its potential and charm, this property is just waiting for the right owner to bring out its full beauty.

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

### Entrance Porch

Part obscured double glazed front door with obscured double glazed window to side, tiled flooring, obscured double glazed door to rear garden.

### Entrance Hall

Glazed door to porch, storage cupboard under stairs housing gas and electric meters, radiator, stairs to first floor.

### Lounge 12'4" x 20'2" (3.78 x 6.15)

Feature fireplace with inset gas fire (disconnected), tiled hearth and surround, double glazed window to front, radiator, opening to:

### Dining Room 8'11" x 9'9" (2.73 x 2.98)

Full height double glazed patio doors to garden, further double glazed window to side, radiator

### Kitchen 9'8" x 8'10" (2.96 x 2.71 )

Measurements to include built in units with inset one and half bowl stainless steel sink with mixer tap over, space and plumbing for washing machine, free standing fridge/freezer, integrated double oven with four point electric hob over, tiled splash backs, tiled floor, part double glazed door to garden with double glazed window to both sides.

### Bedroom Three 3.23 x 3.79

Measurements to include built in airing cupboard, housing hot water tank, wash hand, basin, double glazed window to rear, radiator, access to eaves storage.

### Shower Room 8'7" x 5'3" (2.64 x 1.62)

White bathroom suite, double shower cubical with thermostatic shower and glass screen over, low level w.c, vanity unit with surface mounted sink and mixer tap over with storage below, heated towel rail, wall mounted storage cupboard, obscured double glazed window to rear, tiled walls and floor.

### First Floor Landing

Access to all rooms, radiator, eaves storage access, velux window to side.

### Bedroom One 11'4" x 12'6" (3.47 x 3.82)

Double glazed window to front, radiator.

### Bedroom Two 12'7" x 12'5" (3.84 x 3.80)

Double glazed window to front, radiator, access storage, loft access.

### W/C

Low level W.C, velux window to side

### Garage 8'2" x 18'0" (2.51 x 5.51)

Brick and wooden board construction, up and over main door with power and lighting, double glazed window to rear.

### Rear Garden

Mainly laid to patio, lawned area, flower and shrub borders, fenced surround, access to garage, further side access to front of property.

### Front Garden

Mainly laid to hard standing with parking for multiple cars, lawn area, flower and shrub borders, low level retaining front wall, side access to rear garden.



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

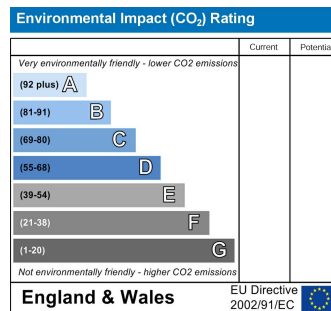
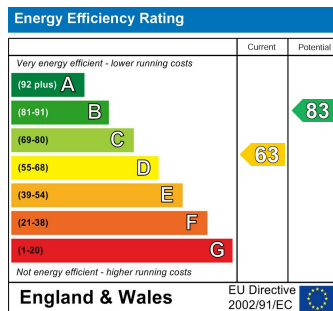
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# Floorplan



Total area: approx. 154.3 sq. metres (1661.0 sq. feet)



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