



Asking Price  
£420,000  
Freehold

## Cumberland Avenue, Goring

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

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

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.



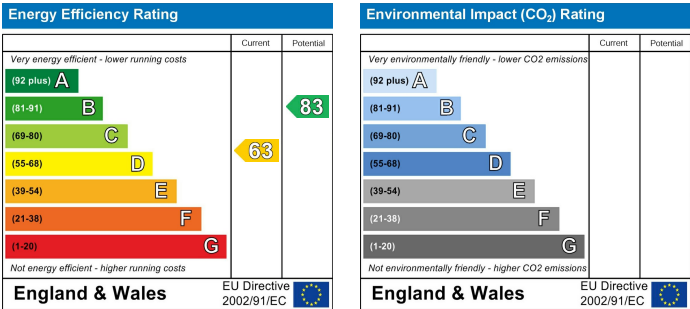
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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

[www.robertluff.co.uk](http://www.robertluff.co.uk)



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



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.