



Falmer Avenue, Goring



Asking Price
£800,000
Freehold

- Detached House
- Beach Close By
- Two Reception Rooms
- Freehold
- No Chain
- Goring Hall Location
- Three Double Bedrooms
- EPC Rating - D
- Council Tax Band - F
- Viewing Essential

A Character Detached House with many features being situated just under 500 metres from the Beach and in the sought location of Goring Hall. The local amenities include good shops, schools, transport links and with walks along the coast line to Ferring, Goring & Worthing it makes the position of this property in a really convenient position to accommodate a lot of different lifestyles and living. The property which has spacious rooms and lots of features has accommodation in brief of an entrance porch, reception hall, two reception rooms, fitted kitchen, cloakroom/w.c. On the first floor is a semi-galleried landing, three double bedrooms and bathroom and separate w.c. There is ample parking leading to the garage and a very attractive, well stocked and mature private rear garden. Internal Viewing is recommended and the property is being sold with no chain

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

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



Accommodation

Porch

Double glazed obscured front door with obscured window, tiled flooring.

Reception Hall 19'11" x 6'5" (6.08 x 1.97)

Radiator, storage cupboard, plate rack, wooden flooring, obscured double glazed window, under stairs storage cupboard.

Cloakroom / W/C

Low level flush w/c, wash hand basin, obscured double glazed window, wooden flooring.

Living Room 17'11" x 12'4" (5.47 x 3.78)

Two double glazed windows providing double aspect, fireplace, plate rack, two radiators.

Dining Room 12'4" x 11'3" (3.78 x 3.45)

Radiator, wooden flooring, obscured double glazed window and double glazed windows and doors overlooking onto the rear garden.

Fitted Kitchen 11'10" x 11'4" (3.63 x 3.46)

Measurements to include built in units, one and half bowl sink unit with mixer tap inset to worksurface, breakfast bar, space and plumbing for washing machine and dishwasher, five ring gas hob and oven, two larder cupboards, radiator, part tiled walls, double glazed window overlooking the rear garden.

Rear Porch

Wall mounted gas fired central heating boiler, obscured double glazed door.

Semi Galleried Landing

Double glazed window, access to loft space, airing cupboard with hot water tank, two storage cupboards with hanging space.

Bedroom One 17'10" x 12'6" (5.46 x 3.83)

Measurements to include built in wardrobes with sliding doors, two double glazed windows providing double aspect, two radiators.

Bedroom Two 12'10" x 12'5" (3.93 x 3.8)

Three double glazed windows providing triple aspect, radiator.

Bedroom Three 11'5" x 8'11" (3.49 x 2.73)

Double glazed window, radiator.

Bathroom

Wash hand basin with mixer tap, bath with wall mounted shower, heated towel rail, tiled walls.

Separate W/C

Obscured double glazed window, low level flush w/c.

Front Garden

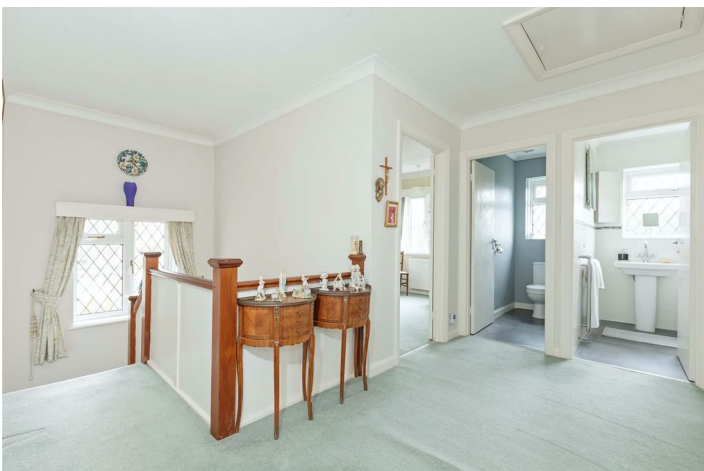
Laid to lawn, flower borders with path leading to front door.

Garage & Driveway 19'2" x 9'9" (5.86 x 2.99)

driveway with ample parking leading to Garage with up and over door, personal door to garden, power and lighting, water tap,

Rear Garden

Laid to lawn, a lovely feature of the property with mature and well stocked shrubs and trees, shed, fencing.



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

Floorplan

Ground Floor

Approx. 72.4 sq. metres (778.8 sq. feet)



First Floor

Approx. 72.4 sq. metres (778.8 sq. feet)



Total area: approx. 144.7 sq. metres (1557.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

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.

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

T: 01903 331567 E: goring@robertluff.co.uk

www.robertluff.co.uk