



Offers Over
£560,000
Freehold

Fernhurst Drive, Goring-By-Sea,

- Detached Bungalow
- Goring-by-Sea location
- Two Double Bedrooms
- 23' Living/Dining Room
- Freehold
- EPC Rating - D
- Council Tax Band - E
- Conservatory
- Gas central heating
- Viewing Advised

An Extended Detached Bungalow situated in the sought after location of Goring-by-Sea with great access to the beach being less than a mile away and local amenities. The mainline railway station is less than half a mile away and having accommodation in brief of Two Double Bedrooms, 23' Living/Dining Room, Conservatory, en-suite shower room/w.c, bathroom/w.c, kitchen, garage and driveway & good size gardens. The main roof was retilled in 2022 along with the flat roof of the garage. Internal Viewing is recommended

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Accommodation

Entrance Porch

Double glazed front door into;

Entrance Hall

Door to hallway and conservatory, radiator, access to loft space via loft ladder which houses the gas fired central heating combination boiler, spot lights.

Living / Dining Room 23'3" x 11'3" (7.11 x 3.43)

Fireplace, two radiators, double glazed windows and sliding doors with views of the front garden and over the fields, door into;

Kitchen 11'10" x 8'7" (3.61 x 2.63)

Measurements to include built in units, one and half bowl sink unit with mixer tap inset to worktop, space for cooker and fridge freezer, double glazed door and window giving side access, plumbing and space for washing machine and dishwasher.

Conservatory 21'6" narrowing to 13'5" x 12'5" (6.55m narrowing to 4.09m x 3.78m)

Accessed via Entrance Hall and having double glazed windows and doors, radiator, plumbing and space for washing machine.

Bedroom One 13'11" x 11'10" (4.24m x 3.61m)

Measurements to include en-suite shower room and fitted cupboards and wardrobes, double glazed window with view over the garden, radiator, smooth and coved ceiling.

En-Suite Shower W/C

Low level flush w/c, wash hand basin, tiled walls, obscured double glazed window, step in shower cubicle and wall mounted shower.

Bedroom Two 11' x 9'8" (3.35m x 2.95m)

Double glazed window, radiator.

Bathroom / W/C 8'0" x 7'10" (2.445 x 2.41)

Panel enclosed bath, wash hand basin, low level flush w/c, heated towel rail, part tiled walls, airing cupboard, obscured double glazed window.

Front Garden

Laid to lawn.

Garage 16'10" x 8'0" (5.14 x 2.46)

Electric up and over door, power and lighting, double glazed door to conservatory.

Rear Garden

Laid to lawn, flowers and shrubs, patio, enclosed by fencing, garden shed, water tap, side gate.

Driveway

Parking for numerous vehicles.



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

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Floor Plan

Approx. 115.1 sq. metres (1238.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 81 63 </div>
(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	

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