



Asking Price  
**£280,000**  
Freehold

## The Quadrant, Goring-By-Sea,

- Terraced House
- Three bedrooms
- Freehold
- Council Tax band - B
- Needs Modernising
- South Facing rear garden
- EPC Rating - C
- Off Road parking space

A Three bedroom Mid Terraced House which needs modernising and is located in an area with good access to schools, shops, bus and train routes. It comprises of entrance hall, living/dining room, kitchen, sun room, bathroom and separate u.c and has a nice size south facing garden. It has an off road parking space.

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 Hall

radiator, meter cupboard

### Living/Dining Room 21'8" x 12'4" >10'3" (6.61 x 3.76 >3.143)

radiator, double glazed window and doors to

### Sun Room 11'8" x 8'5" (3.56 x 2.57)

with doors onto the garden

### Kitchen 11'5" x 8'10" (3.5 x 2.7)

Measurements include the fitted cupboards with single bowl, single drainer sink unit with mixer tap, cupboards and drawers and work top surfaces, wall mounted gas fired central heating boiler, plumbing and space for washing machine, radiator, door to rear garden

### First Floor Landing

access to loft space, storage cupboard and airing cupboard with hot water tank

### Bedroom One 12'8" x 9'2" (3.87 x 2.81)

measurements are not to include the fitted cupboards, radiator and double glazed window

### Bedroom Two 10'5" x 10'1" (3.2 x 3.085)

measurements are not to include the built in cupboards, radiator and double glazed window

### Bedroom Three 10'9" x 7'0" (3.3 x 2.14)

Maximum measurements which include the bulk head from the stairs, radiator, double glazed window, cupboard

### Bathroom

wash hand basin, part tiled walls, bath, radiator and obscured double glazed window

### Separate w.c

low level wc, obscured double glazed window

### Outside

#### Front Garden

laid to lawn

#### Off Road parking

with space for a vehicle

#### South Facing Rear Garden

lid to lawn, patio, outside sheds and side access



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

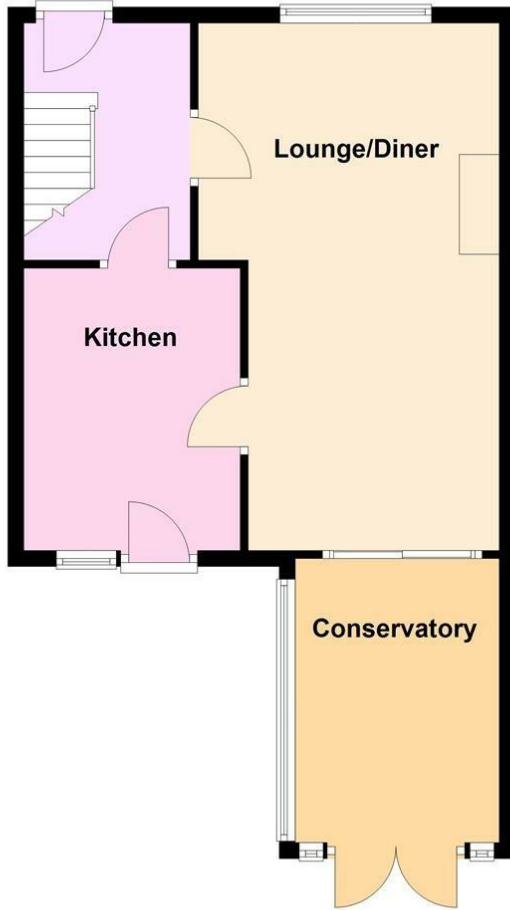
T: 01903 331567 E: goring@robertluff.co.uk

www.robertluff.co.uk

# Floorplan

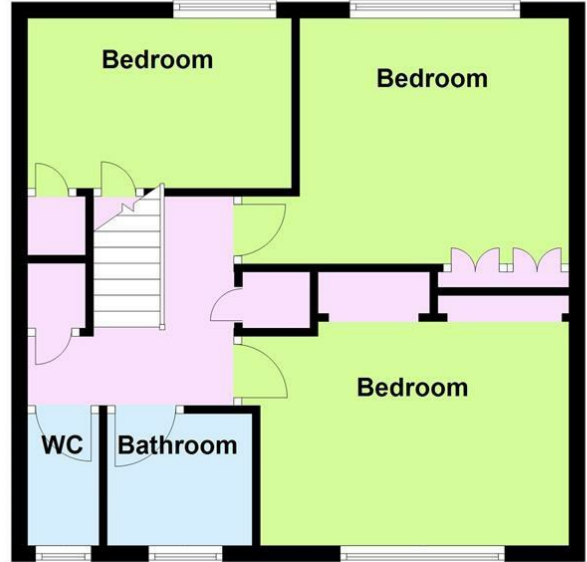
## Ground Floor

Approx. 48.7 sq. metres (524.3 sq. feet)



## First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Total area: approx. 93.5 sq. metres (1006.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			72
(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>			86
(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.

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

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

www.robertluff.co.uk