

Offers Over  
£350,000  
Freehold

## Limbrick Lane, Goring-By-Sea,

- Semi Detached House
- Two Double Bedrooms
- New Kitchen 2024
- West Facing Garden
- Garage & Driveway
- EPC Rating - C
- Freehold
- Council Tax Band - B
- Outbuildings
- Viewing Advised

A spacious Semi Detached House which is situated in a popular residential location with good access to schools, shops, mainline railway station and bus routes. The sea can be found just over a mile away. The property which is well presented had a bay fronted living room, brand new kitchen/dining room fitted in 2024 with ample appliances, two double bedrooms, bathroom/w.c. Outside is ample off road parking, driveway leading to car port and garage/hygienic work space a west facing landscaped rear garden with outbuildings. Other features are double glazing, gas heating and a new combi-boiler installed in 2024. Internal Viewing is highly Recommended.

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## Accommodation

### Entrance Hall

Tiled flooring with under floor heating, smooth ceiling, radiator, cupboard housing electric metre and circuit breaker fuse box, gas metre, door to

**Living Room 12'5" x 11'6" > 14'11" (3.81m x 3.51m > 4.57m)**  
double glazed window into bay, radiator, fireplace, smooth and coved ceiling.

**Kitchen / Diner 13'7" x 7'10" plus recess (4.15 x 2.41 plus recess)**

Newly fitted kitchen (2024) with matching range of wall and base units, sink unit inset to worktop with mixer tap and drainer, built in oven, induction hob and extractor hood, fridge freezer, microwave, washing machine and tumble dryer, larder cupboard, tiled flooring with underfloor heating, double glazed windows and doors onto and overlooking the rear garden, fitted central dining table, smooth ceiling with spotlights.

### Landing

Airing cupboard with shelving, double glazed window, access to loft space which houses the gas fired central combi boiler which was installed in 2024.

**Bedroom One 15'10" x 9'11" (4.83 x 3.03)**

Measurements not to include recessed wardrobe with hanging, two double glazed windows, radiator.

**Bedroom Two 12'3" x 9'6" > 8'4" (3.74 x 2.92 > 2.56)**

Fitted cupboard with shelving, radiator, double glazed window.

### Bathroom/w.c

Shaped Bath with fitted shower and shower screen, low level flush w/c, wash hand basin, tiled walls and flooring, obscured double glazed window, heated towel rail.

### Front Garden

Mainly laid to off road parking for a number of vehicles, double gates opening to further driveway which leads to the car port and door to garage/hygiene workspace

**Garage/Hygenic Workspace 17'2" x 11'7" > 7'1" (5.233 x 3.533 > 2.174)**

which could have a number of uses and having with power and lighting, sink unit with personal door to garden.

### West Facing Rear Garden

Covered decking area, paved and laid to astro turf, raised shingle borders and outside lighting. Outbuildings which consist of

**Storage Shed One 12'11" x 8'9" (3.962 x 2.67)**

Door leading in, power and lighting.

**Storage Shed Two 8'11" x 8'11" (2.73 x 2.72)**

Two doors, power and lighting.

**Storage Shed Three 15'7" x 6'10" (4.75 x 2.1)**

Door, power and lighting.



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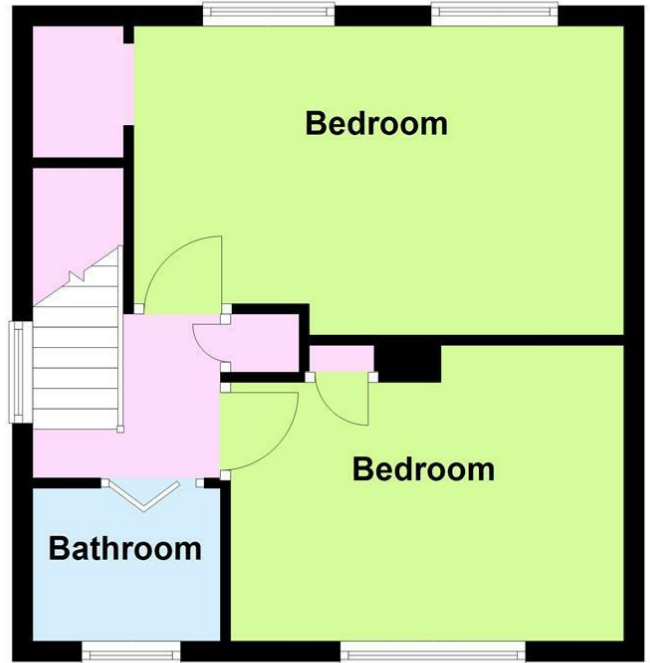
### Ground Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



### First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 70.1 sq. metres (754.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>69</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>			
(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	

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