



Asking Price  
**£445,000**  
Freehold

## Windermere Crescent, Goring,

- Detached Bungalow
- Three Bedrooms
- Garage and driveway
- Fitted Kitchen
- Living Room
- EPC Rating - D
- Freehold
- Council Tax Band - D

A well presented Detached Bungalow situated in the sought after location of Goring which has very good amenities including, shops, bus and train routes and the sea can be found in just over 1.5 miles. The property has three bedrooms, living room, modern fitted kitchen with appliances and modern shower room/w.c. There is ample off road parking, garage and gardens. Other benefits include gas heating and double glazing. Internal Viewing is recommended.

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**Robert  
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## Accommodation

### Entrance Hall

Double glazed front door, two radiators, access to loft space housing gas fired central heating boiler, wall mounted electric metre, storage, smooth ceiling.

### Living Room 15'2" x 11'5" (4.62m x 3.48m)

Double glazed window, fireplace, radiator, smooth ceiling.

### Kitchen 11'8" x 9'4" (3.56 x 2.87)

Measurements to include built in units, single bowl sink unit with mixer tap inset to worktop, fitted fridge freezer, dishwasher and washing machine, range cooker with extractor hood over, part tiled walls, two double glazed windows and double glazed door with access to the rear garden, smooth ceiling, radiator.

### Bedroom One 11'5" x 10'11" (3.50 x 3.34)

Measurements to include built in wardrobes which are the width of the room and have hanging space and storage, radiator, double glazed window, smooth ceiling.

### Bedroom Two 11'10" x 9'11" (3.61 x 3.03)

Double glazed window, radiator, smooth ceiling.

### Bedroom Three 8'3" x 8'8" (2.53 x 2.66)

Double glazed window, radiator, smooth ceiling.

### Shower / W.C

Step in shower cubicle, wash hand basin, low level flush w/c, obscured double glazed window, tiled walls, radiator.

### Front Garden

Mainly paved.

### Driveway

Off road parking for numerous vehicles, outside tap.

### Garage 13'8" x 8'2" (4.17 x 2.506)

Double opening doors.

### Garden

Laid to lawn, paved patio, summer house, fencing and flower and shrub borders, side gate, brick storage shed.

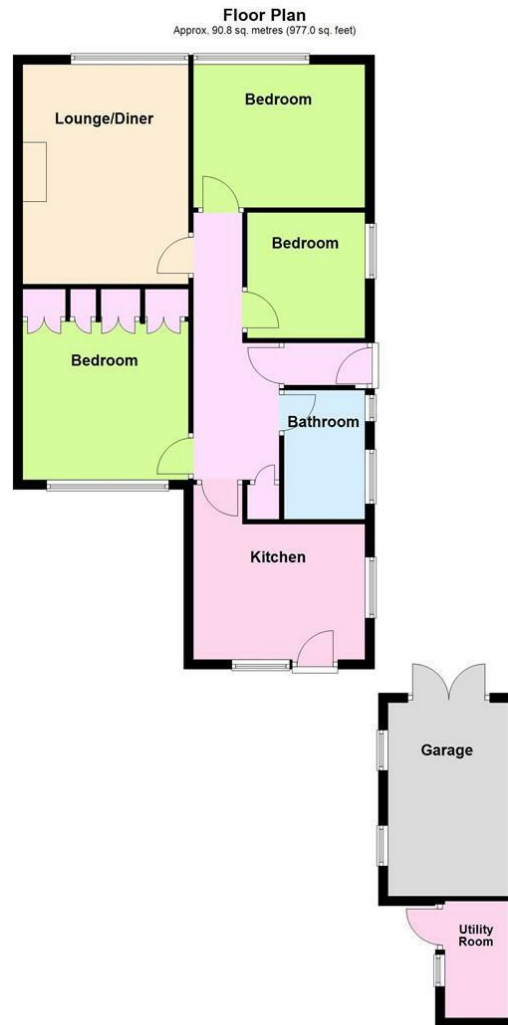


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# Floorplan



Total area: approx. 90.8 sq. metres (977.0 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>			
(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>			<b>82</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	

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.