



2



4



2



C

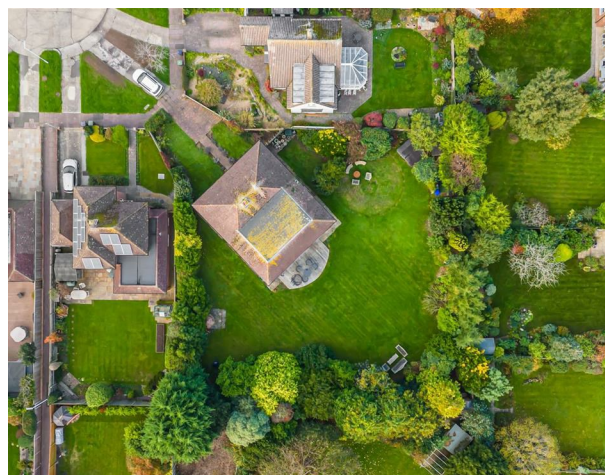


Description

We are pleased to offer this rarely available four bedroom extended detached house located in the heart of popular Goring Hall. The property sits on an impressive 1/3 acre plot and offers 219 sqm of living space arranged over two floors. There are three bathrooms with the main bedroom offering a en-suite and dressing area too, downstairs there is a further shower room and large open family area with bi-fold doors to the extra large south facing garden, sitting room and study. The property has further potential to extend (STNPP) and really has to be seen to be appreciated. Internal viewing is recommended.

Key Features

- Detached House
- 1/3 Acre Plot
- Quiet Close
- Freehold
- Four Bedrooms
- Extended
- EPC - C
- Council Tax Band - F





Entrance Hall

Part obscure glazed wooden door with two double glazed windows to both sides, two radiators, tiled floor, stairs to first floor.

Living Area

7.49 x 9.85 (maximum) (24'6" x 32'3" (maximum))

Measurements to include built in units. Kitchen area includes a range of matching floor and wall units with curion worktops housing inset one and half bowl sink with mixer tap over and five point gas hob with extractor over, integrated dishwasher and Neff double ovens with microwave and steamer, space for full height fridge and full height freezer, double glazed window to rear, breakfast bar area. Living area includes five meter bi-fold doors to garden with further double glazed french doors to side, three radiators, storage cupboard under the stairs, fully tiled floors.

Snug Lounge

3.77 x 4.37 (12'4" x 14'4")

Two double glazed windows to front and side, original parquet flooring, radiator.

Study

2.45 x 3.85 (8'0" x 12'7")

Electric and gas meters housed in cupboard, double glazed window to front, radiator.

Shower Room

2.95 x 2.21 (9'8" x 7'3")

Walk in tiled wet room with low level W.C, wall mounted wash hand basin with mixer tap over, heated towel rail, obscured double glazed window to side, feature glass wall and door, space and plumbing for washing machine/tumble drier.

First floor landing

Vaulted ceiling with double glazed window to rear, radiator.

Bedroom One

4.68 x 4.52 (15'4" x 14'9")

Measurements to exclude dressing area. Double glazed window to rear, radiator, opening to dressing area and en-suite.

En-suite

2.88 x 2.94 (9'5" x 9'7")

White bathroom suite, pvc panelled bath with mixer tap over, shower cubical with thermostatic shower and glass screen over, pedestal wash hand basin with mixer tap over, low level W.C, obscured double glazed window to side, tiled floor.

Bedroom Two

4.56 x 3.86 (14'11" x 12'7")

Double glazed window to front, radiator, loft access with pull down ladder.

Bedroom Three

5.19 x 3.88 (max) (17'0" x 12'8" (max))

Double glazed window to front, radiator

Bedroom Four

2.48 x 4.67 (8'1" x 15'3")

Double glazed window to rear, radiator.

Bathroom

2.94 x 2.50 (9'7" x 8'2")

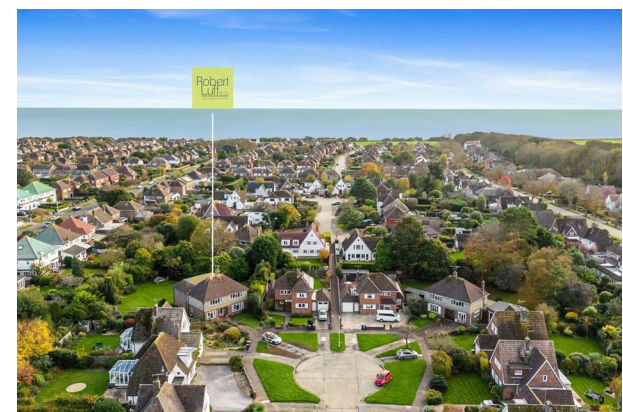
White bathroom suite, pvc panelled bath with mixer tap over, his and hers sinks with mixer taps over and storage below, low level W.C, tiled floors, heated towel rail.

Rear Garden

South facing, mainly laid to lawn with decked area, a range of flowers, trees and bushes giving privacy, various sheds, summer houses and storage areas, side access gate to front of property.

Front Garden

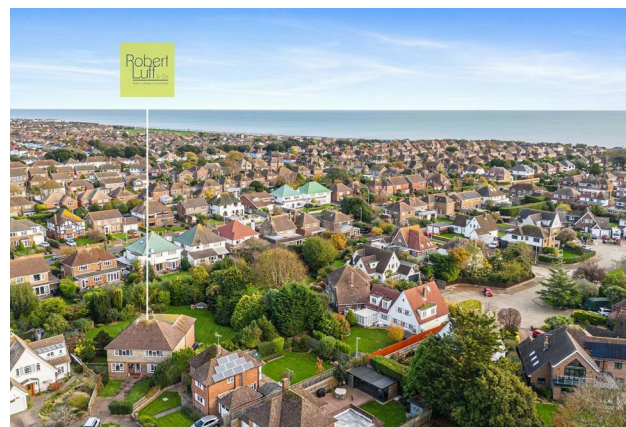
Mainly laid to lawn with parking, flower and shrub borders, low level retaining front fence, side access to both sides of property.



robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co



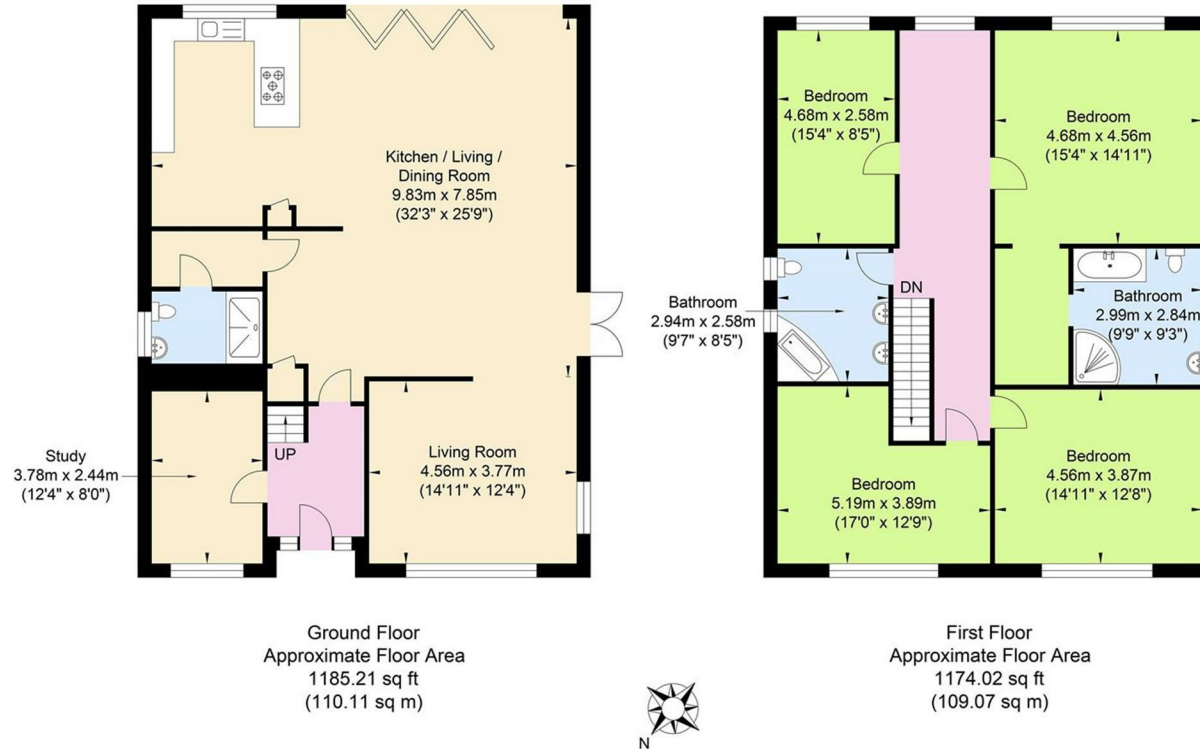
robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co

Floor Plan Ashurst Close

Ashurst Close



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR
01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co