



Offers In Excess Of  
**£315,000**  
 Freehold

## Maybridge Square, Goring-By-Sea

- Terrace House
- Modern Finish
- Large Outbuilding
- Freehold
- Three Bedrooms
- South Garden
- EPC - D
- Council Tax Band - B

We are pleased to present this well finished three bedroom terrace house located in Goring. The property offers good living space with generous bedroom sizes, a modern finish throughout the property with the added benefit of a south garden and large out building. Accommodation in brief includes two double bedrooms, a further single bedroom and bathroom with bath and separate shower. Downstairs there is a large lounge/diner and modern kitchen. It is located close to local schools, shops and transport links too. Internal viewing is advised.

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**Robert  
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## Accommodation

### Hallway

Part obscured glazed front door, gas and electric meters located under stairs, radiator, wood effect flooring, access to kitchen.

### Lounge / Diner 12'3" x 21'8" (narrowing to 10'8") (3.74 x 6.61 (narrowing to 3.27))

Full height double glazed patio doors to garden, double glazed window to front, radiator, wood effect flooring, opening to kitchen.

### Kitchen 8'3" x 11'5" (2.54 x 3.50)

Measurements to include built in units with inset composite sink with mixer tap over, wall mounted combi boiler, integrated electric double oven with four point halogen hob over, space and plumbing for fridge freezer and dishwasher, tiled splash backs, wood effect flooring, double glazed window to rear.

### First Floor Landing

Loft access.

### Bedroom One 14'9" x 8'11" (4.50 x 2.74)

Measurements to exclude built in storage, two double glazed windows to rear, radiator.

### Bedroom Two 11'1" x 12'4" (3.39 x 3.78)

Double glazed window to front, radiator.

### Bedroom Three 6'11" x 9'11" (2.11 x 3.03)

Double glazed window to front, radiator.

### Bathroom 5'6" x 8'10" (1.68 x 2.70)

White bathroom suite. Wood panelled bath with mixer tap over, shower cubical with thermostatic shower over, low level W.C, vanity unit with storage below and surface mounted sink with mixer tap over, vinyl flooring, part tiled walls, obscured double glazed window to rear, heated towel rail.

### Rear Garden

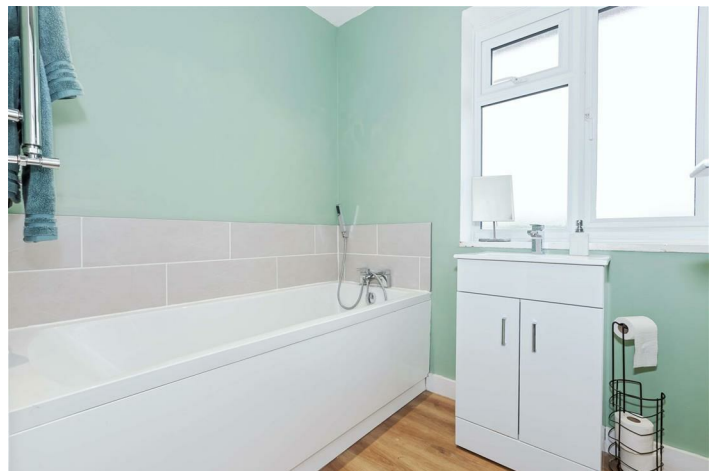
South facing, mainly laid to lawn, rear and side access, part obscured double glazed door to outbuilding.

### Outbuilding 34'9" x 9'6" (10.61 x 2.91)

Part brick and part timber construction, various rooms for storage and one offering power and plumbing for washing machine and tumble drier, plastered and part wired, two double glazed windows to side, full height double glazed patio door to rear, part obscured double glazed door to front.

### Front Garden

mainly laid to lawn, low level retaining front wall, path to door, side access to rear of property.



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

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Total living area: approx. 84.3 sq. meters (907.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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