



Ryecroft Gardens, Worthing

Offers In Excess Of
£700,000
Freehold

- Detached House
- Beautifully Extended
- En-Suite
- Freehold
- Council Tax Band - E
- Three Bedrooms
- Large West Garden
- Garage
- EPC - D

We are pleased to present this beautifully presented and extended three bedroom detached property located in a quiet close in South Goring. The property offers a stunning rear extension with high specification fittings overlooking an oversized west facing rear garden and there is the benefit of a separate lounge too. Upstairs are three bedrooms (one with an en-suite) and family bathroom. To the front of the property there is a garage and of road parking for multiple cars. Ryecroft Gardens is located close to local schools, shops and transport links with both a mainline train station and the beach less than half a mile away.

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Part obscured double glazed composite door to front, radiator, storage cupboard under stairs housing fuse board, radiator, vinyl flooring, stairs to floor landing.

Lounge 11'10" x 19'9" into bay (3.63 x 6.02 into bay)

Double glazed bay window to front with fitted shutters, feature electric fireplace, two radiators, vinyl flooring.

Family Area 26'8" x 27'8" maximum (8.15 x 8.45 maximum)

Kitchen area to include integrated double oven and grill, full height fridge and full height freezer, washing machine and dishwasher, Quooker hot tap, quartz worktops, island with four point induction hob and draft extractor, refuse system, under floor heating, vinyl flooring, log burner, exposed steel work, full height double glazed frameless doors to garden, exposed brick.

Office 11'11" x 7'7" (3.65 x 2.33)

Double glazed frameless corner window to garden with full height door, part exposed brick, under floor heating, vinyl flooring.

W.C

Low level W.C, wall mounted wash hand basin, obscured double glazed window to side, radiator, part tiled walls.

First Floor Landing

Storage cupboard offering shelving, double glazed window to side.

Bedroom One 14'4" x 12'0" (4.38 x 3.66)

measurements to exclude built in cupboards, wardrobes, Double glazed window to front, radiator.

En-Suite

Shower, low level w.c, pedestal wash hand basin with mixer tap over, heated towel rail, obscured double glazed window, part tiled walls, vinyl flooring.

Bedroom Two 11'11" x 9'0" (3.64 x 2.75)

Double glazed window to rear, radiator.

Bedroom Three 9'11" x 8'0" (3.03 x 2.44)

Double glazed window to rear, radiator, vinyl flooring, loft access.

Bathroom

White bathroom suite, pvc panelled bath with mixer tap over, low level w.c, pedestal, mixer tap, tiled floor, tiled walls, heated towel rail.

Rear Garden

Mainly laid to lawn, west facing, flower and shrub borders, various mature trees and shrubs, raised composite decking area, separate play area, shed and playhouse, fenced surround, side access to front of property

Front Garden

Mainly laid to hard standing with parking for multiple cars, access to garage, flower and shrub borders, side access to rear garden.

Garage 8'4" x 17'6" (2.56 x 5.35)

Up and over main door, parking to front, power and lighting, wall mounted gas meter.



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

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

www.robertluff.co.uk



Total area: approx. 163.5 sq. metres (1760.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	79
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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.