



Asking Price
£290,000
 Freehold

The Strand, Goring-By-Sea,

- Terraced House
- Three Bedrooms
- Driveway
- Freehold
- Cash Buyers Only
- South rear Garden
- EPC Rating - D
- Council Tax Band - B

**** CASH BUYERS ONLY **** We are delighted to offer this spacious Mid Terraced House situated in a great location for schools, shops, bus and train routes and you can walk to the sea which is just over a mile away. The property has a good size lounge/dining room, fitted kitchen, three good size bedrooms and a bathroom/w.c. Outside the is a driveway that provides off road parking for two cars and a South facing rear garden. Viewing is recommended

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

Entrance Porch

Double glazed front door, door to;

Entrance Hall

Radiator, under stairs storage, storage cupboard with gas, electric meters & fuse box.

Living / Dining Room 21'7" x 12'3" narrowing to 10'2" (6.6 x 3.74 narrowing to 3.11)

Radiator, double glazed windows to front, double glazed double opening doors to rear garden, fireplace.

Kitchen 8'2" x 8'10" (2.50 x 2.70)

Measurements to include built in matching units, stainless steel sink unit inset to worktop with mixer tap, plumbing and space for washing machine and slimline dishwasher, fitted oven and hob, space for fridge freezer, wall mounted gas fired central heating boiler, part tiled walls, double glazed window. double glazed door onto the rear garden.

Landing

Storage cupboard, access to loft space, airing cupboard with hot water tank.

Bedroom One 12'7" x 9'9" (3.85 x 2.99)

Measurements to include built in wardrobes along one wall with hanging space and shelving.

Bedroom Two 10'7" x 9'9" (3.24 x 2.99)

Radiator, double glazed window.

Bedroom Three 10'9" x 6'9" (3.30 x 2.06)

Measurements to include built in bulk head over stairs cupboard, double glazed window, radiator.

Bathroom / W/C

Bath with shower, low level w/c, wash hand basin, tiled walls, heated towel rail, obscured double glazed window.

Front Garden

Flower and shrub borders.

Off Road Parking

For two cars, shared side access.

South Rear Garden

Laid to patio, lawn, flower and shrubs, hedging and trees.

Workshop & Sheds 22'5" x 6'3" (6.847 x 1.91)

Power, door to rear garden, additional storage sheds.

Agents Note

Due to the roof materials, this property is only suitable for cash buyers



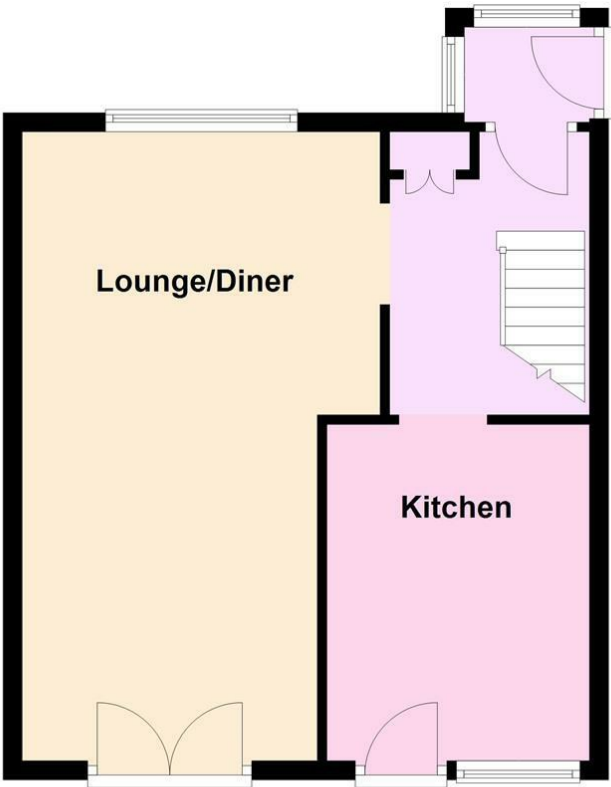
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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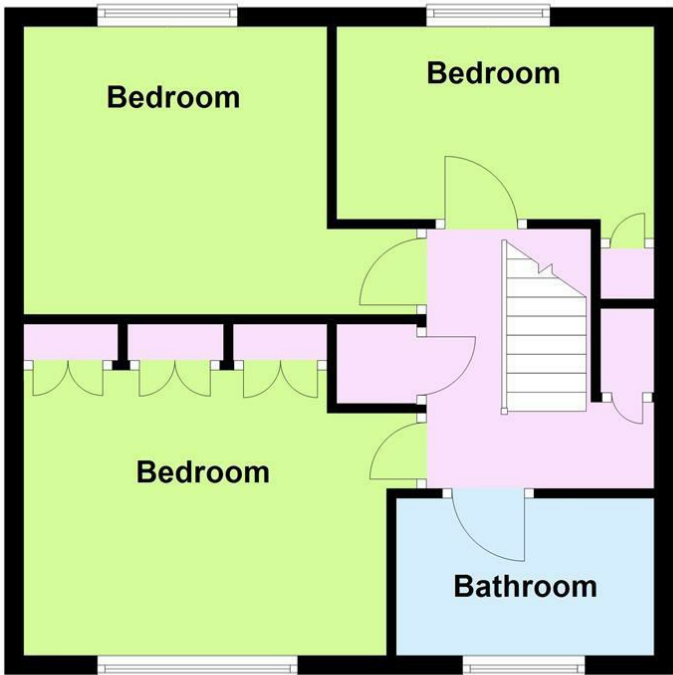
Ground Floor

Approx. 40.9 sq. metres (440.0 sq. feet)




First Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



Total area: approx. 84.7 sq. metres (911.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			<div>87</div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>		<div>67</div>	
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.