



2



4



2



Description

Robert Luff & Co are proud to present this beautiful brand newly built semi-detached family home, ideally situated just yards from the beach with local shops, schools, parks, bus routes and the mainline station all nearby.

Accommodation offers open plan living with a beautifully designed new kitchen/dining/living room, separate living room and downstairs WC. Upstairs are three double bedrooms, master with en suite and a family bathroom. Other benefits include a private front and rear garden, a ten year new home warranty, off road parking and the property is vacant with no forward chain. Viewings are a must.



Key Features

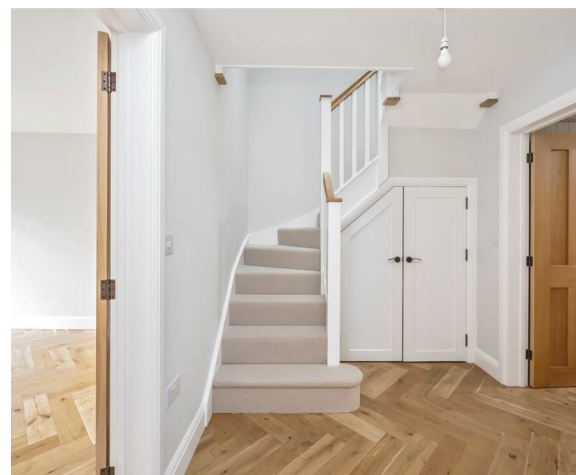
- Stunning New Build Family Home
- Bespoke Hand Built Kitchen/Breakfast Room
- 10 Year New Home Warranty
- Shops, Bus Routes, Schools, Parks & Seafront Nearby
- Off Road Parking
- Three Double Bedrooms
- Master with En Suite
- Close to Goring Seafront
- Beautiful Wooden Framed Double Glazed Windows
- Vacant with No Forward Chain



robertluff.co.uk

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

Robert
Luff & Co



Composite front door with glazed unit leading into:

Entrance Hall

Beautiful oak flooring laid throughout, attractive staircase leading to first floor landing, wall mounted underfloor heating thermostat, skimmed ceiling, built in under stairs storage cupboard housing under floor heating pump, fuse board and laundry area with space and plumbing for washing machine. Door leading into:

WC

Double glazed frosted window to side aspect, low level flush WC with chrome push plate, wall mounted wash hand basin with matching chrome mixer tap inset to vanity unit with fitted mirror above, skimmed ceiling, extractor fan, spotlights.

Feature oak glazed double doors leading into:

Living Room

5.40 x 3.54 (17'8" x 11'7")

A continuation of this beautiful oak flooring flows throughout, double glazed windows overlooking the front, tv point, telephone point, skimmed ceiling and double glazed double doors leading out onto the composite decking and garden area enjoying all the afternoon sun.

Kitchen/Dining/Living Room **5.38 x 5.06 (17'7" x 16'7")**

Double glazed window to side aspect, second double glazed window to rear overlooking the garden, oak flooring throughout. A wonderful handmade kitchen with single sink unit inset to a quartz worktop with matching range of hand built wall and base units, built in double oven, five ring induction hob with Neff stainless steel extractor integrated above, integrated dishwasher, fitted American style fridge/freezer with built in surround and storage above, wall mounted under floor heating thermostat, tv point, telephone point, space for formal dining room table and chairs, space for lounge area, skimmed ceiling, double glazed double doors leading out onto the composite decking and garden.

First Floor Landing

Feature double glazed roof light providing natural light flow into the first floor living space, built in cupboard housing mega flow tank and cylinder with heating control. Door into:

Bedroom One

5.39 x 5.07 (17'8" x 16'7")

Two double glazed windows overlooking the rear aspect, two decorative radiators, tv point, telephone point, ample space for wardrobes, skimmed ceiling and door leading into:

En Suite Shower Room

Double glazed Velux window to side aspect, walk in full width shower enclosure with chrome mixer taps and floating shower head with separate shower attachment, low level flush WC, wash hand basin with designer chrome mixer tap insert to vanity unit below with marble effect splashback, mirror touch lit vanity unit above, marble effect part tiled walls, skimmed ceiling, extractor fan and spotlights.

Bedroom Two

3.54 x 2.81 (11'7" x 9'2")

Double glazed window to front aspect overlooking the garden, decorative radiator, tv point, telephone point, space for wardrobes and skimmed ceiling.

Bedroom Three

3.55 x 2.45 (11'7" x 8'0")

Double glazed window to front aspect, decorative radiator, tv point, telephone point, space for wardrobes and skimmed ceiling.

Family Bathroom

Double glazed frosted window to side aspect, oak effect flooring, panel enclosed bath with chrome mixer tap and shower attachment, floating head above with folding glass screen, low level flush WC, wash hand basin with chrome designer mixer tap inset to vanity unit with matching marble effect

splashback, mirror touch lit vanity unit above, wall mounted chrome heated towel rail, skimmed ceiling, extractor fan and spotlights.

Rear Garden

Attractive composite decking off the back of the house providing the ideal space for entertaining, enjoying the sun for most of the day. Fully enclosed, being laid to lawn with attractive flower and shrub borders.

Front Garden

Designed for privacy with attractive composite decking area coming off the living room double doors, being mainly laid to lawn with attractive borders, west facing enjoying all the afternoon sun.

Driveway

An attractive block paved driveway providing off road parking for several vehicles with a composite pathway leading down the side of the property to the front door and rear.

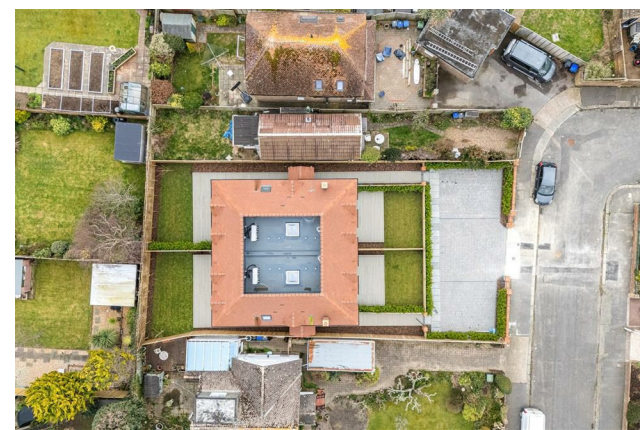




robertluff.co.uk

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

Robert
Luff & Co



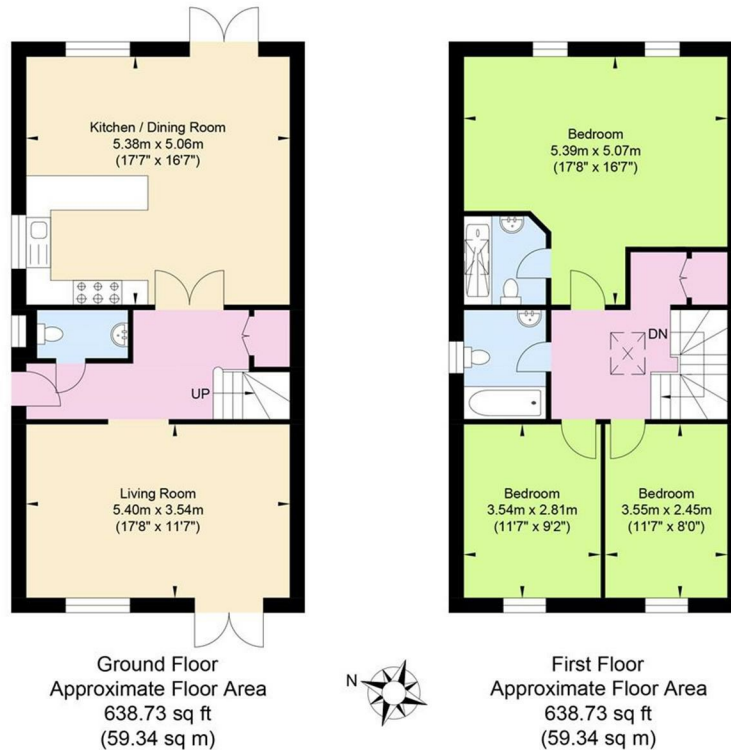
robertluff.co.uk

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

Robert
Luff & Co

Floor Plan East Avenue

East Avenue



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			(82 plus) A		
(81-91) B			(69-81) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
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