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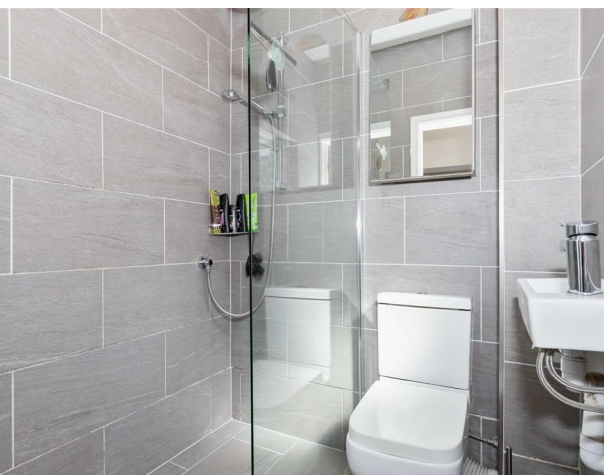
Description

We are pleased to offer this Extended Terraced House situated in Angmering Village being close to schools, shops, other amenities and good access to the A27. It has a good size entrance porch and hall, open plan living/dining & kitchen and a modern ground floor shower room/w.c. Upstairs are three good size bedrooms and a family bathroom/w.c. Outside is a paved front garden and an attractive rear garden. Internal Viewing is highly recommended to fully appreciate this property

Key Features

- Ext Terraced House
- Open Plan Living
- Family Bathroom/w.c
- Freehold
- Attractive Gardens
- Three Bedrooms
- GF Shower room/w.c
- EPC Rating - TBC
- Council Tax Band - C
- Viewing Essential





Reception Hall

accessed via front door with storage cupboard housing wall mounted central heating boiler, radiator, under stairs storage cupboard with electric meters

Open Plan Living/Dining

6.7 x 3.8 (21'11" x 12'5") with two double glazed windows, giving a double aspect, two radiators and a open fire, opening to

L - Shaped Kitchen & Utility Room

2.78 x 2.55 & 2.21 x 1.54 (9'1" x 8'4" & 7'3" x 5'0")

Measurements to include built in units with one and a half bowl single drainer sink unit, range of units and drawers under and over the work top surfaces, built in dishwasher, space for cooker, washing machine and large fridge/freezer, range of double glazed windows and door to the rear garden, door to

Ground Floor Shower Room/w.c

with low level w.c, walk in shower, wash hand basin, heated towel rail, tiled walls and floor and obscured double glazed window

First Floor Landing

with access to loft space and storage cupboard

Bedroom One

3.79 x 3.27 (12'5" x 10'8") double glazed window and radiator

Bedroom Two

3.82 x 2.72 (12'6" x 8'11") radiator, double glazed window and airing cupboard

Bedroom Three

2.88 x 2.33 (9'5" x 7'7") measurement to include bulk head from the stairs, with a cupboard over, double glazed window, radiator

Bathroom/w.c

modern suite with panelled bath, low level w.c, wash hand basin, heated towel rail, part tiled wall and two double glazed windows

Outside

Front Garden

being paved with flower and shrub borders

Rear Garden

being laid to lawn, decking, patio, variety of shrubs and trees and being enclosed by fencing



Floor Plan Lloyd Goring Close



Total area: approx. 88.1 sq. metres (948.5 sq. feet)



Energy Efficiency 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			
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.

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