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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

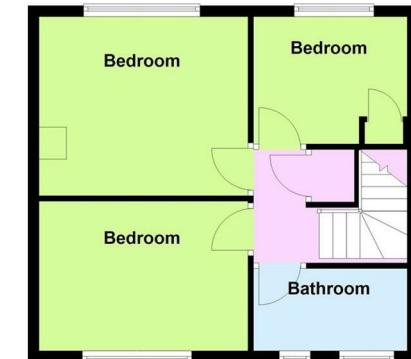


## Floor Plan Lloyd Goring Close

**Ground Floor**  
Approx. 47.3 sq. metres (508.6 sq. feet)



**First Floor**  
Approx. 40.9 sq. metres (439.8 sq. feet)



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 <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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