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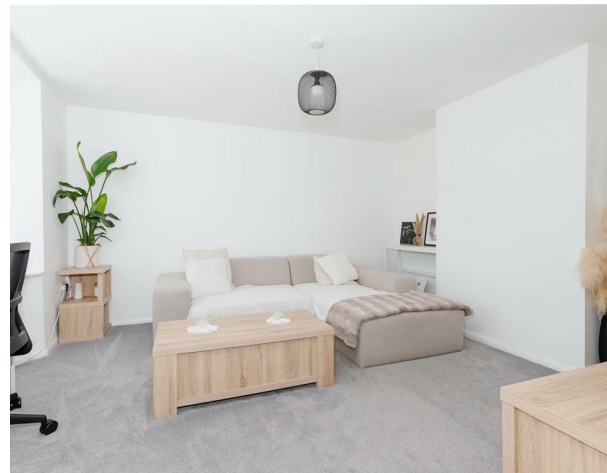
Description

Robert Luff & Co are pleased to present this spacious three bedroom semi detached house located in South Goring. The property offers generous bedroom sizes with good sized living spaces too. There is the benefit of a large rear garden, off road parking, double glazing and gas fired central heating. It is beautifully presented throughout and is positioned close to local schools, shops and transport links too. Internal viewing advised.



Key Features

- Semi Detached House
- Three Bedrooms
- Parking
- South Goring
- Generous Size
- Freehold
- EPC - D
- Council Tax Band - C





Entrance Hall

Lounge

3.84 x 4.52 (into bay) (12'7" x 14'9" (into bay))

Kitchen / Diner

5.75 x 2.90 (18'10" x 9'6")

First Floor Landing

Bedroom One

3.12 x 4.03 (10'2" x 13'2")



Bedroom Two

3.42 x 2.82 (11'2" x 9'3")

Bedroom Three

2.63 x 2.47 (8'7" x 8'1")

Bathroom

Front Garden

Block paved drive with parking for multiple cars,

Rear Garden

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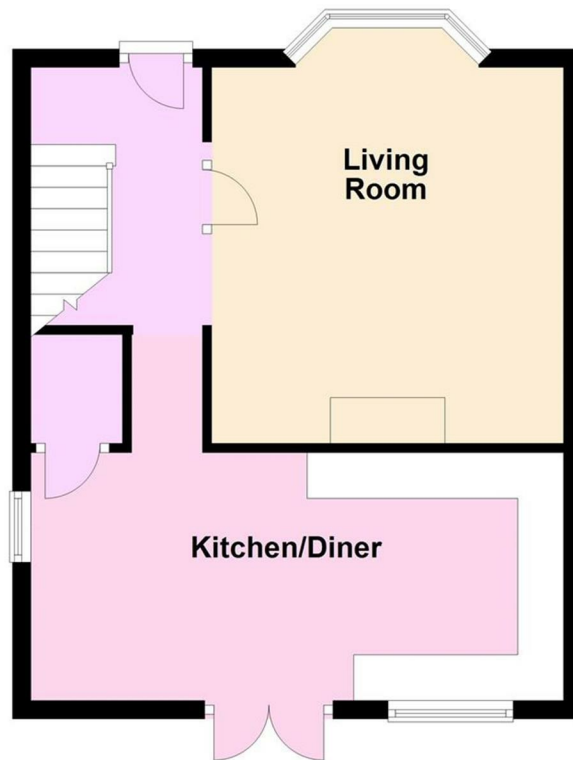
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Robert
Luff & Co

Floor Plan Melbourne Road

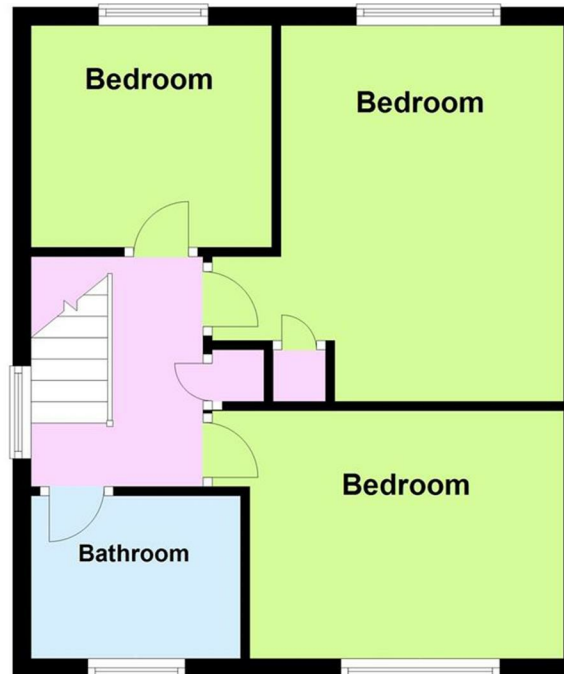
Ground Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 80.6 sq. metres (867.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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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