

Boxgrove, Goring-By-Sea, Worthing

Freehold - Offers In Excess Of £325,000



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## Description

We are delighted to offer this well presented Extended End of Terraced House situated in Goring with its good proximity to shops, schools, mainline railway station and bus routes. The property in brief has living/dining room, extended modern fitted kitchen, three bedrooms, modern bathroomw.c. Outside is a landscaped west facing rear garden and other benefits include gas central heating and double glazing and off road parking. Internal Viewing is recommended to be fully appreciated.

## Key Features

- Ext End of Terrace House
- West Rear Garden
- Shower Room/w.c
- 16'3" Kitchen
- Gas Heating
- Three Bedrooms
- Living/Dining Room
- EPC Rating - C
- Sole Agents
- Viewing Advised





### Entrance Porch

obscure double glazed window and front door and further door to

### Entrance Hall

smooth ceiling and wide opening to

### Living/Dining Room

**7.08 x 3.53 > 2.25 (23'2" x 11'6"  
> 7'4")**

two double glazed windows to the front and rear of the room, providing a double aspect, feature decorative fireplace, two radiators, wall light point, under stairs cupboard housing meters, smooth and coved ceiling, door to

### Kitchen

**4.97 x 2.68 > 2.15 (16'3" x 8'9"  
> 7'0")**

measurements to include fitted units and having a one and a half bowl single drainer sink unit, range of units and drawers under and over the work top surfaces, plumbing and space for washing machine, dishwasher and tumble dryer and large fridge freezer. Built in oven, hob and extractor unit, smooth ceiling with spot lights, part tiled walls, double glazed window overlooking rear garden and obscured double glazed door to the rear garden

### First Floor Landing

access to loft space, radiator

### Bedroom One

**3.21 x 2.599 (10'6" x 8'6")**

range of wardrobes and airing cupboard along one wall with mirror fronted sliding doors housing hanging rail and Worcester wall mounted gas

fired Combi central heating boiler & slatted shelving, double glazed window, radiator and smooth ceiling

### Bedroom Two

**2.97 x 2.3 (9'8" x 7'6")**

measurement not to include built in wardrobe, radiator, double glazed window, smooth and coved ceiling

### Bedroom Three

**2.164 x 1.96 (7'1" x 6'5")**

measurements not to include elevated storage area which is really useful space, radiator, double glazed window and smooth ceiling

### Bathroom/w.c

Modern white suite with p shaped Bath with shower, mixer taps, wash hand basin with cupboards below, low level w.c, obscured double glazed window, smooth ceiling and heated towel rail

### Outside

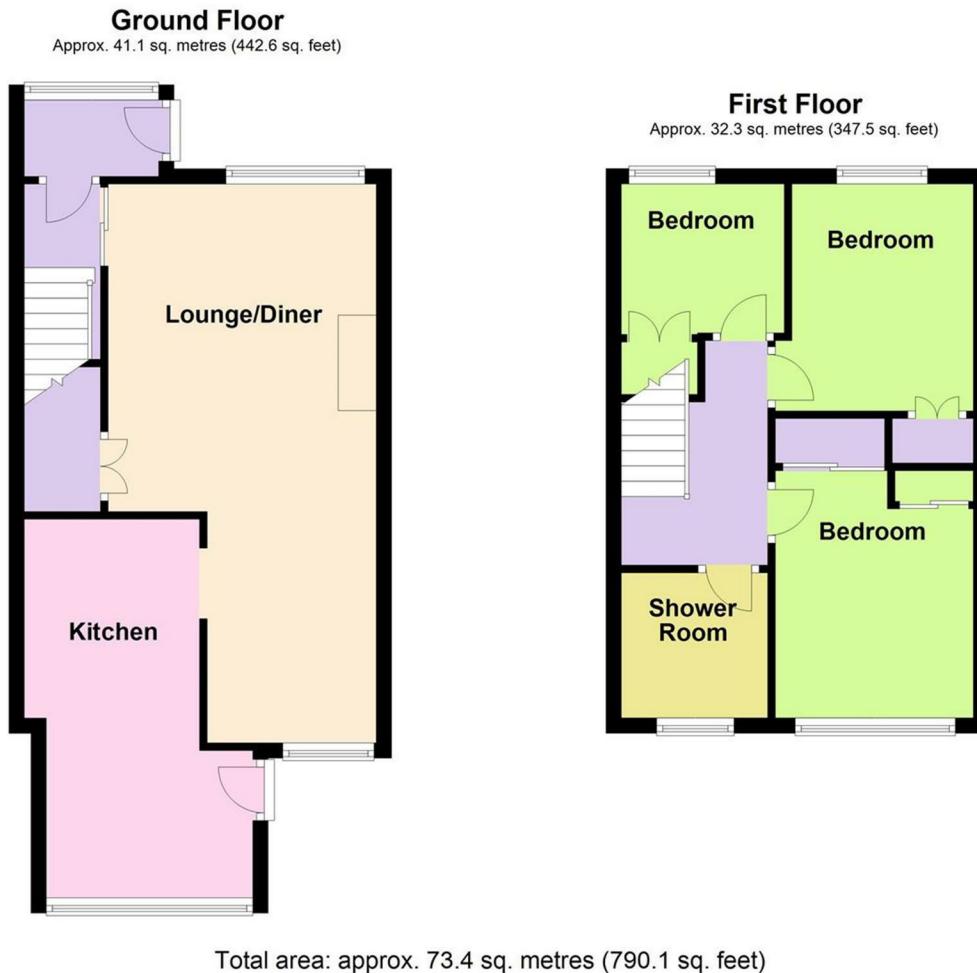
#### Off Road Parking

situated in the front garden and laid to shingle access to the rear garden by gate

#### West Rear Garden

laid to a combination of shingle, decking and paved patio, garden shed and enclosed by panel fencing

## Floor Plan Boxgrove



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	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		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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