



3



2



1



C



Description

Robert Luff & Co are pleased to present this extended three bedroom semi detached house located in popular Goring. Living accommodation comprises three bedrooms, bathroom, lounge/diner, kitchen and further reception room too. The property has been recently decorated, has a private garden and is being offered with no ongoing chain. It is close to local schools, shops and transport links with main line station and beach a short distance away. Internal viewing advised.



Key Features

- Semi Detached House
- Extended
- Quiet Location
- Freehold
- EPC - C
- Three Bedrooms
- Recently Decorated
- Chain Free
- Council Tax Band - C



robertluff.co.uk

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

Robert
Luff & Co



Porch
1.70 x 1.14 (5'6" x 3'8")

Lounge / Diner
7.08 x 3.96 (maximum) (23'2" x 12'11" (maximum))

Kitchen
2.44 x 2.65 (8'0" x 8'8")

Extension
4.88 x 2.41 (16'0" x 7'10")

Bedroom One
3.47 x 3.14 (11'4" x 10'3")

Bedroom Two
2.96 x 2.52 (9'8" x 8'3")

Bedroom Three
2.45 x 1.93 (8'0" x 6'3")

Bathroom
1.80 x 1.66 (5'10" x 5'5")

Rear Garden
Mainly laid to lawn

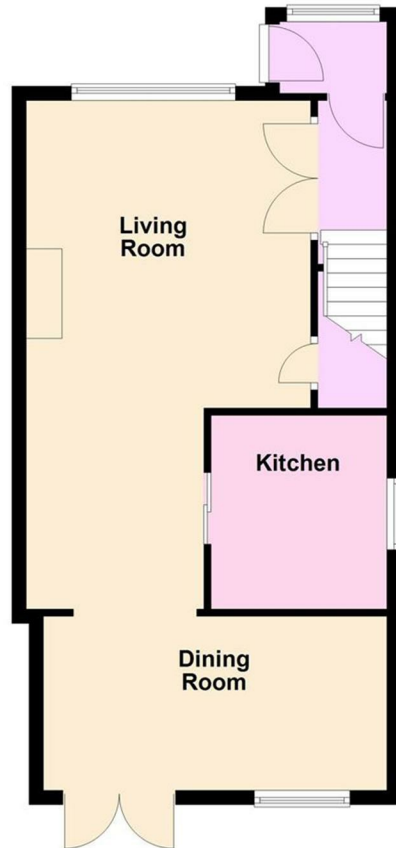
Front Garden



Floor Plan Coleridge Crescent

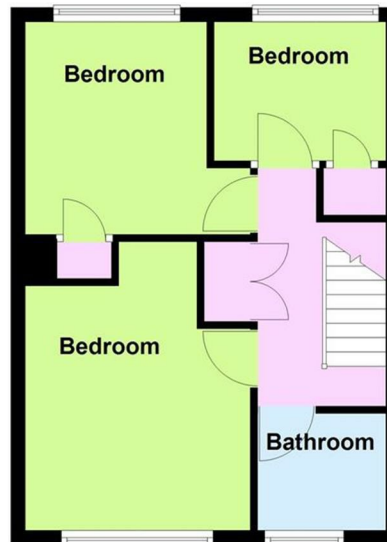
Ground Floor

Approx. 49.6 sq. metres (533.9 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



Total area: approx. 85.4 sq. metres (919.3 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		73	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	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.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co