



## Boxgrove, Goring-By-Sea

Offers In Excess Of  
**£320,000**  
Freehold

- Semi Detached House
- Three Bedrooms
- West Garden
- Garage
- Solar Panels
- EPC - C
- Freehold
- Council Tax Band - C

We are pleased to present this well presented three bedroom semi detached house located in Goring. The property offers a number of benefits including being beautifully presented, having a west facing garden and a garage in the compound accessed from the rear garden. It is position close to clocal schools, shops and transport links with mainline station being a short walk away that serves Brighton and London Victoria. Internal viewing advised.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Porch

Obscured double glazed front door with side window, opening to;

### Entrance

Radiator, smooth ceiling with spotlights, stairs to first floor.

### Lounge / Diner 22'11" x 11'5" narrowing to 7'4" (7 x 3.5 narrowing to 2.25)

Two radiators, fireplace, double glazed window to front and double glazed sliding doors to rear giving double aspect, smooth & coved ceiling with spotlights.

### Kitchen 8'8" x 7'0" (2.66 x 2.14)

Measurements to include built in units, one and half bowl stainless steel sink unit inset to worktop with mixer tap, built in oven, hob with extractor fan, fridge freezer, plumbing and space for washing machine, double glazed window.

### First Floor Landing

Access to loft space, storage cupboard with hanging space and shelving.

### Bedroom One 11'3" x 8'5" (3.44 x 2.57)

Measurements to include built in wardrobes with hanging space, double glazed window, radiator.

### Bedroom Two 9'9" x 8'5" (2.98 x 2.57)

Measurements to include built in wardrobes with hanging space, radiator, double glazed window.

### Bedroom Three 6'0" x 6'3" (1.84 x 1.93)

Double glazed window, radiator.

### Bathroom / W/C

Panel enclosed bath, wall mounted basin, low level flush w/c, obscured double glazed window, part tiled walls, heated towel rail, smooth ceiling.

### Front Garden

Laid to lawn, enclosed picket style fencing, side access to;

### West Rear Garden

Shaped lawn, patio and pathways enclosed by fencing, door to;

### Garage

Up and over door, power and lighting.

### Agents Note

The Property also benefits from solar panels installed on the roof that is set up on a direct feed, there is currently no battery system installed. The panels are owned and not leased.



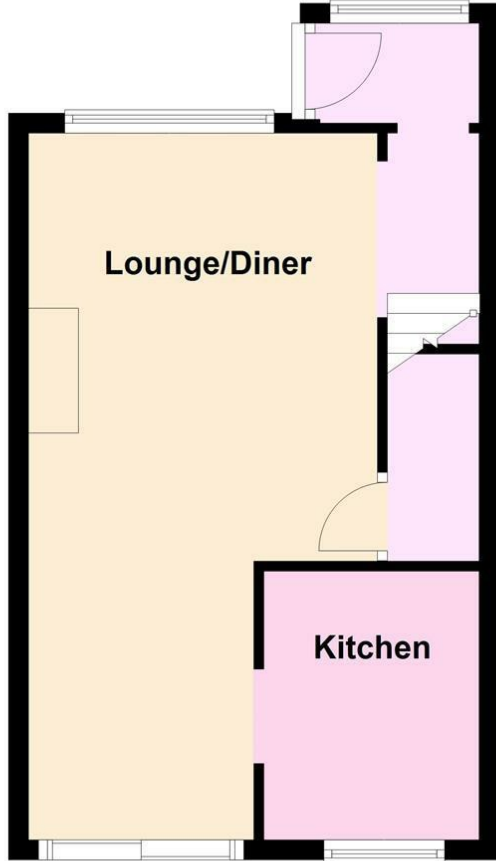
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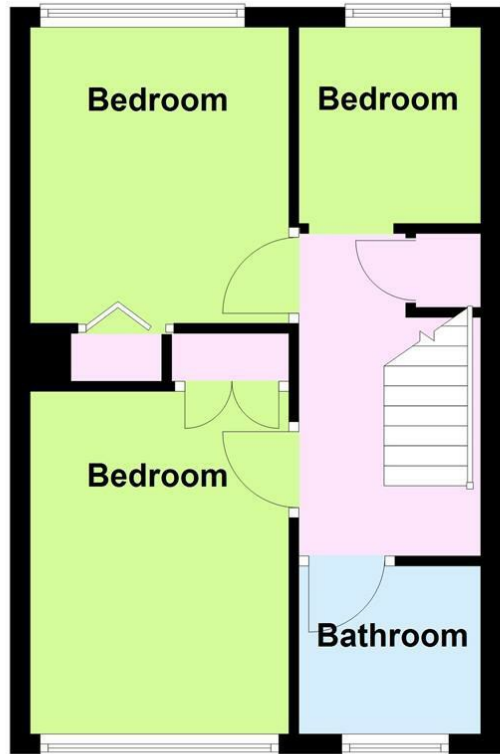
### Ground Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



### First Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



Total area: approx. 65.6 sq. metres (706.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.