



Per Month
£3,250 Per Month

Cowdray Drive, Goring-by-Sea,

- Imposing Detached House
- Four Double Bedrooms
- Three Reception Rooms and stunning kitchen
- Three Bath/shower Room
- Available Now to view
- EPC Rating - D
- Log burning stove
- Council Tax Band - F
- Garage and Driveway
- Viewing Essential

Robert Luff & Co are delighted to rent this imposing detached house, extended to provide exceptionally spacious accommodation throughout. It occupies a prime residential location with excellent access to local schools, shops, restaurants, cafés, and the beach — just 0.2 miles away.

The generous accommodation comprises: an inviting reception hall, cloakroom/WC, and an impressive open-plan living/dining/kitchen area, complemented by a separate utility room. There is also a superb 21' (6.68m) reception room, along with a third reception room featuring doors opening directly onto the garden.

On the first floor, a split-level landing leads to four double bedrooms. The two principal bedrooms each benefit from en-suite shower rooms/WCs, in addition to a family bathroom and a separate WC.

Outside, the property enjoys gardens to three sides, plus a garage and driveway. Internal viewing is essential to fully appreciate the size, quality, and enviable position of this outstanding home.

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Accommodation

Entrance Porch

Double Glazed front door, and double glazed windows, double doors leading to

Entrance Hall

Radiator, Wooden Flooring, understairs storage

Cloakroom/ WC

Lower level WC, hot towel rail, wash hand basin, extractor fan

Reception Room 21'10" x 12'0" (6.68 x 3.66)

Double aspect with a range on double glazed windows, wooden flooring, fireplace, bay window

Open Plan Living/Dining Room and Kitchen

Open Plan Kitchen 20'1" x 12'10" (6.14 x 3.92)

Measurements to include built in units, sink, units and drawers under and over work top surfaces, radiator, two built in ovens, hob and extractor, microwave, central fireplace, two sky lights, double glazed doors leading to garden, wooden flooring

Utility Room 10'9" x 3'9" (3.29 x 1.16)

Plumbing and space for washing machine and tumble dryer, wooden flooring, wall mounted cupboards, wall mounted gas fired boiler

Dining Area 11'9" x 8'6" (3.59 x 2.60)

Radiator, double glazed windows, double glass doors to

Living Area 22'3" x 11'9" (6.8 x 3.6)

Radiator, double glazed windows, double glazed doors looking out to the garden, wooden flooring

Reception Room Three 11'2" x 10'6" (3.41 x 3.18)

Wooden Flooring, range of double glazed windows, radiator, doors leading to rear garden

Split Level First Floor Landing

Access to loft space, two cupboard spaces, one with the hot water tank and slatted shelving

Bedroom One 20'11" x 12'0" (6.39 x 3.66)

Radiator, Velux window, two double glazed windows, door leading to

En-Suit Shower Room/ WC

Lower level WC, wash hand basin, heated towel rail, tiled floor, Velux window, shower cubicle with wall mounted shower

Bedroom Two 15'0" x 11'11">8'8" (4.69 x 3.66>2.66)

Two double glazed window with dial aspect, radiator

En-Suit Shower Room

Lower level WC, wash hand basin, tiled floor, radiator, obscured double glazed window, shower cubicle with wall mounted shower

Bedroom Three 15'6" x 10'11" (4.72 x 3.33)

Radiator, Three double glazed windows with dial aspect

Bedroom Four 11'11" x 10'7" (3.64 x 3.25)

Radiator, double glazed window

Bathroom

Panelled bath with mixer tap and shower attachment, wash hand basin, radiator, obscured double glazed window, tiled walls

Seperate WC

Lower level WC, wash hand basin with cupboard below, radiator, obscured double glazed window

Front/ Side Garden

Laid to lawn, hedges, flowers and shrubs, brick paved pathway, side access

Garage 14'11" x 10'3" (4.55 x 3.14)

Brick driveway leading to garage with up and over door

Rear Garden

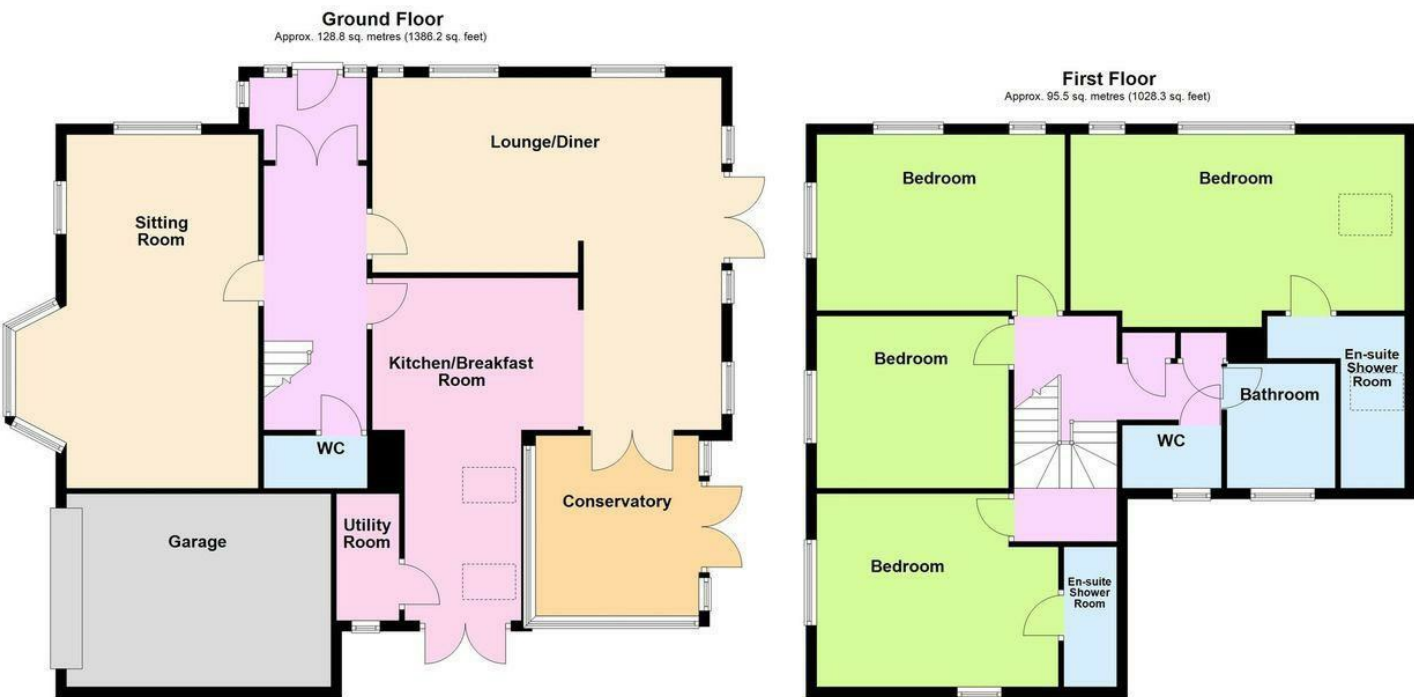
Laid to lawn, flowers and shrubs, patio, shed, fencing



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Total area: approx. 224.3 sq. metres (2414.4 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 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	

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