



Asking Price
£400,000
 Freehold

Marlborough Road, Goring

- Detached Bungalow
- Three Bedrooms
- Garage
- CHAIN FREE
- 17" Lounge
- Kitchen
- South Goring
- Freehold
- Council Tax band - E
- EPC RATING - D

We are delighted to market this versatile detached bungalow situated in the popular location of Goring, close to local amenities, bus routes, and railway station. Accommodation comprises of an entrance hall, 17" lounge, three bedrooms, fitted kitchen, bathroom, separate WC, utility area. Other benefits are gas fired central heating and double glazed windows. Externally there is a garage with a private driveway, and lawned rear garden. The property is offered CHAIN FREE.

T: 01903 331567 E: goring@robertluff.co.uk
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 Luff & Co**
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Accommodation

Entrance Porch

Double glazed front door, tiled flooring, door to;

Entrance Hall

Radiator, loft hatch, storage cupboard with shelving, further storage cupboard housing gas and electric metres.

Kitchen 11'1" x 11'3" (3.40m x 3.43m)

Measurements to include built in units. Range of wall and base units, stainless steel sink unit inset to worktop with mixer tap, space for fridge freezer, space for cooker, space and plumbing for washing machine, radiator, double glazed window, pantry door to utility area, door out to the rear garden.

Lounge 17'1" x 12'0" (5.23m x 3.66m)

Double aspect double glazed window, stone fireplace, picture rail, gas point, radiator.

Bedroom One 12'8 x 10'9 (3.86m x 3.28m)

Double glazed window, radiator.

Bedroom Two 12' x 10'5 (3.66m x 3.18m)

Double glazed window, radiator, built in wardrobes, picture rail.

Bedroom Three 9'7 x 8'1 (2.92m x 2.46m)

Double glazed window, radiator.

Bathroom

Panel enclosed bath, pedestal wash hand basin, part tiled walls, frosted double glazed window, two radiators.

Separate W/C

Low level flush w/c, part tiled walls.

Front Garden

Off road parking for multiple vehicles with patio.

Rear Garden

Mainly laid to lawn, outside shed, paved area.

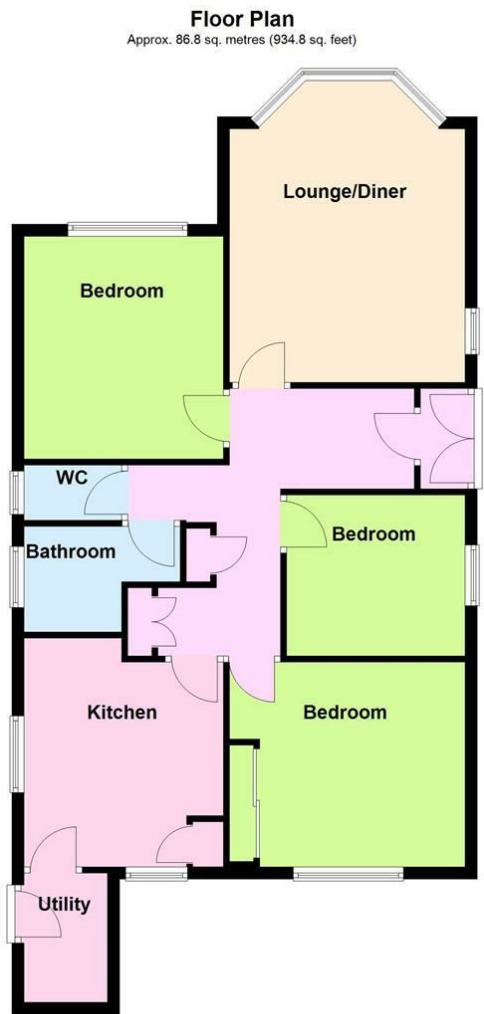
Garage



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

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Total area: approx. 86.8 sq. metres (934.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.