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## Description

Robert Luff & Co are pleased to present this well-presented three-bedroom house which offers spacious accommodation with two reception rooms and a ground-floor shower room and W/C. The property also benefits from off-road parking and is well suited to families or professionals.

Situated in the popular Goring-by-Sea area, the property is close to local shops, schools and transport links close by providing easy access to Worthing, Brighton and beyond.

Further features include private rear garden, gas central heating, conservatory, fitted kitchen / dining room and solar panels.

EARLY VIEWING ESSENTIAL.

## Key Features

- Three bedrooms
- Kitchen open plan to dining area - further separate reception room to front
- Ground-floor shower room and W/C
- Off-road parking
- Close to local shops, amenities, and schools
- EPC energy rating D
- Popular and desirable residential area
- Solar Panels
- Viewing recommended
- Available March 2026



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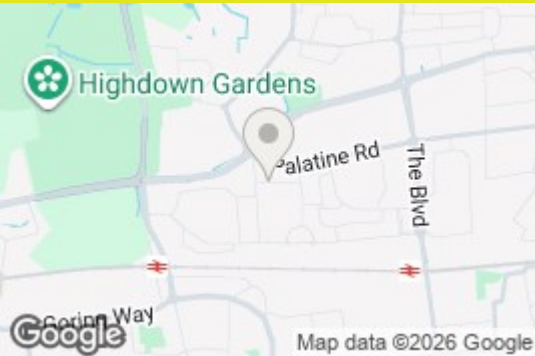
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Floor Plan Melville Way



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales			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.