



3



1



1



C



Description

Robert Luff & Co are pleased to present this three bedroom semi detached house located in Goring. Living accommodation is set over two floors and comprises two double bedrooms a further single and family bathroom, downstairs is a lounge / diner and kitchen too. The property also benefits a drive and garage position next to the house with power and lighting. The property offers a nice size garden, it is close to local schools, shops and transport links and is being offered with no ongoing chain.

Key Features

- Semi Detached House
- Driveway
- Well Presented
- Freehold
- Council Tax Band - C
- Three Bedrooms
- Garage
- Chain Free
- EPC - C





Entrance Porch
1.10 x 1.65 (3'7" x 5'4")

Entrance Hall

Lounge / Diner
7.12 x 3.50 (nt 2.25) (23'4" x 11'5" (nt 7'4"))

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

Bedroom One
2.59 x 3.99 (8'5" x 13'1")
Measurements to include built in storage

Bedroom Two
2.61 x 3.36 (8'6" x 11'0")
Measurements to include built in storage

Bedroom Three
1.86 x 1.91 (6'1" x 6'3")

Bathroom
1.67 x 1.83 (5'5" x 6'0")

Rear Garden
Mainly laid to lawn with patio areas, garden shed, access gate to side of property

Garage
5.3 x 2.50 (17'4" x 8'2")
Up and over main door, rear personal door to garden, power and lighting

Front Garden
Parking for one car, access to rear of property via side gate

Floor Plan Newtimber Avenue

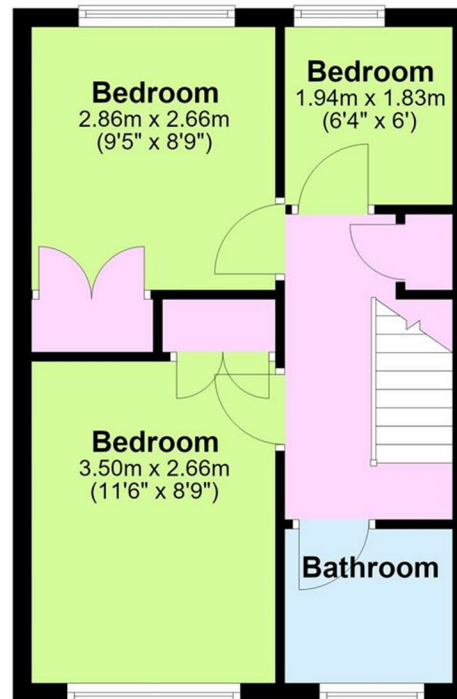
Ground Floor

Approx. 34.8 sq. metres (374.1 sq. feet)

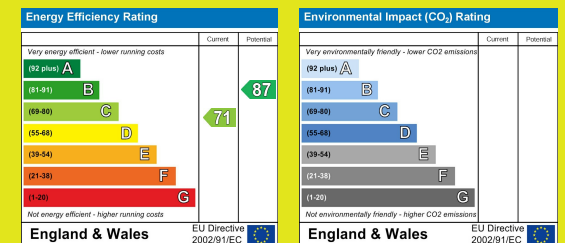


First Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



Total area: approx. 67.5 sq. metres (726.6 sq. feet)



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