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Description

Robert Luff & co are pleased to present this substantial five bedroom detached house positioned on an extra wide plot in South Goring. The property offers five bedrooms (one with a south balcony) and a family bathroom upstairs which includes the addition of a huge loft room with lots of potential. On the ground floor is a large lounge, dining room, kitchen and W.C. There is also the benefit of a double length garage, off road parking for multiple cars and mature rear garden. West Park Lane is located close to local schools and transport links with Goring Road shops a short walk away. The property is being offered chain free.



Key Features

- Detached House
- 200sqm of Space
- Double Garage
- Extra Wide Plot
- Council Tax Band -
- Five Bedrooms
- South Goring Location
- Chain Free
- EPC - TBC
- Freehold





Porch

Entrance Hall

Lounge

4.28 x 6.89 (14'0" x 22'7")

Dining Room

4.23 x 5.49 (13'10" x 18'0")

Kitchen

4.27 x 3.82 (14'0" x 12'6")

W.C

0.98 x 1.95 (3'2" x 6'4")

First Floor Landing

Bedroom One

4.29 x 4.21 (max) (14'0" x 13'9" (max))

Access to south facing balcony

Bedroom Two

4.27 x 5.42 (into bay) (14'0" x 17'9" (into bay))

Bedroom Three

4.31 x 2.61 (14'1" x 8'6")

Bedroom Four

3.05 x 3.06 (10'0" x 10'0")

Bedroom Five

3.85 x 2.13 (12'7" x 6'11")

Bathroom

2.81 x 2.02 (9'2" x 6'7")

Rear Garden

Mainly laid to lawn, flower and shrub borders, side access to

both sides of property, three brick storage sheds, private access to garage.

Front Garden

Laid to hard standing with parking for multiple cars, lawn area, flower and shrub borders

Garage

7.10 x 2.92 (23'3" x 9'6")

Double barn doors to front, wall mounted electric and gas meters, personal door to garden, loft storage above



Floor Plan West Park Lane



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	

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.



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