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## Description

Robert Luff & Co are pleased to present this well presented three bedroom end terrace house located in Goring. Accommodation comprises three bedrooms and a bathroom upstairs with a lounge / diner, kitchen and vaulted entrance porch downstairs. The property also benefits a low maintenance south facing rear garden with garden room that has power and lighting, double glazing, gas fired central heating and garage in a compound. It is located close to local schools, shops and transport links with main line station 0.6 miles away. Viewing advised.



## Key Features

- End Terrace House
- South Garden
- Modern Fitted Kitchen
- Modern Bathroom
- Council Tax Band - C
- Three Bedrooms
- Well Presented
- Garage
- Freehold
- EPC - TBC



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Robert  
Luff & Co



**Entrance Porch**  
1.57 x 2.08 (5'1" x 6'9")

**Living/Dining Room**  
7.09 x 3.55 (narrowing to 2.25)  
(23'3" x 11'7" (narrowing to 7'4")  
)

**Kitchen**  
2.64 x 2.11 (8'8" x 6'11")

**First Floor Landing**

**Bedroom One**  
4.04 x 2.62 (13'3" x 8'7" )  
Measurements to include built in wardrobe.

**Bedroom Two**  
3.39 x 2.62 (11'1" x 8'7")  
Measurements to include build in wardrobe.

**Bedroom Three**  
1.94 x 1.85 (6'4" x 6'0")

**Bathroom**  
1.62 x 1.80 (5'3" x 5'10")

**Front Garden**  
Laid to patio with side access to rear garden.

**Garage**  
5.0 x 2.3 (16'4" x 7'6")  
Located in compound accessed from Galsworthy Close

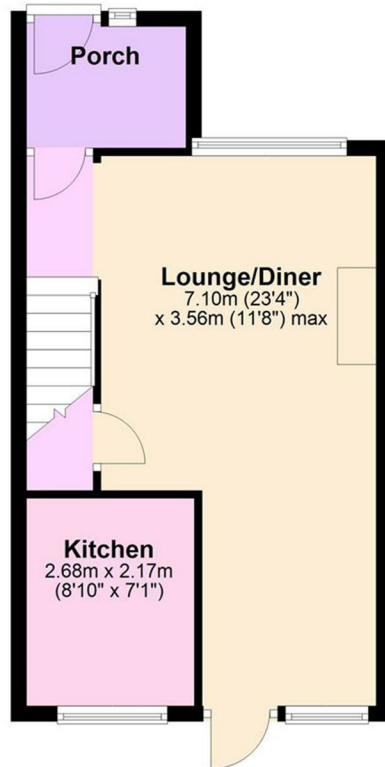
**South Facing Rear Garden**  
Mainly laid to patio area, artificial grass, garden room (2.76 x 3.51) with power and light, further garden shed with power and light, cover area.



# Floor Plan Galsworthy Close

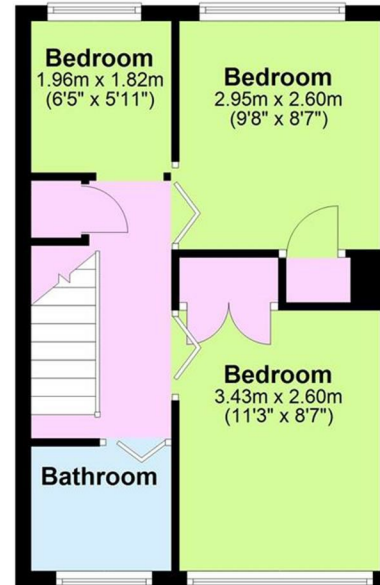
## Ground Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



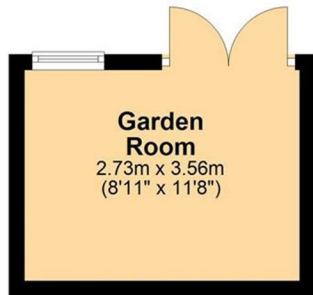
## First Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



## Floor Plan

Approx. 9.7 sq. metres (104.4 sq. feet)



Total area: approx. 77.5 sq. metres (834.2 sq. feet)



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) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(11-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	
	71	79			
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		

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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