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Description

We are pleased to present this substantial extended five bedroom detached home located in Goring. The property benefits a double storey extension, double garage and good sized south facing garden. It offers an impressive 167 sqm of space with ample living space and generous bedroom sizes. There is a re-fitted bathroom and W.C with modern kitchen too. Nelson Road offers further potential for adaption with the possibility to create an open plan living space too. The property has to be seen to be appreciated - internal viewing advised.

Key Features

- Detached House
- Double Storey Extension
- South Garden
- Freehold
- Five Bedrooms
- Double Garage
- EPC - D
- Council Tax Band - E





Entrance Hall

Part obscured glazed front door, storage cupboard under stairs housing gas and electric meters, two radiators, two obscured double glazed windows to front, stairs to first floor.

Lounge

3.59 x 7.60 (11'9" x 24'11")

Feature gas fireplace with stone mantle and surround, two radiators, full height double glazed patio doors to garden.

Dining Room

6.40 x 2.53 (20'11" x 8'3")

Full height double glazed patio doors to garden, further obscured double glazed window to side, two radiators, serving hatch.

Kitchen

3.94 x 2.55 (12'11" x 8'4")

Measurements to include built in units with inset stainless steel sink with mixer tap over, space and plumbing for freestanding washing machine, dishwasher, tumble drier, fridge / freezer and oven, wall mounted combi boiler, obscured double glazed door to side, further double glazed window to front, lino flooring, part tiled walls, radiator, serving hatch.

First Floor Landing

Two storage cupboards one housing hot water cylinder, loft access with pull down ladder and light.

Bedroom One

6.10 x 3.81 (20'0" x 12'5")

Measurements to include built in wardrobes offering hanging and shelving, double glazed window to rear, radiator.

Bedroom Two

7.08 x 2.60 (23'2" x 8'6")

Double glazed window to rear, radiator.

Bedroom Three

3.53 x 2.37 (11'6" x 7'9")

Measurements to exclude built in cupboard, double glazed window to front, radiator.

Bedroom Four

2.15 x 3.58 (7'0" x 11'8")

Double glazed window to front, radiator, access to bedroom five

Bedroom Five

3.58 x 2.14 (11'8" x 7'0")

Double glazed window to rear, radiator.

Shower Room

2.58 x 1.61 (8'5" x 5'3")

White bathroom suite, double shower cubical with power shower and glass screen over, wall mounted vanity unit with surface mounted wash hand basin with mixer tap over and storage below, wall mounted storage, heated towel rail, obscured double glazed window to side, vinyl flooring, aqua panelled walls.

W.C

Low level W.C, obscured double glazed window to side, vinyl flooring, aqua panel walls.

Front Garden

Mainly laid to hard standing with parking for multiple cars and access to double garage, partially lawned section, low level retaining front wall, flower and shrub borders.

Rear Garden

South facing, mainly laid to lawn, patio area, two sheds, side access to front of property.

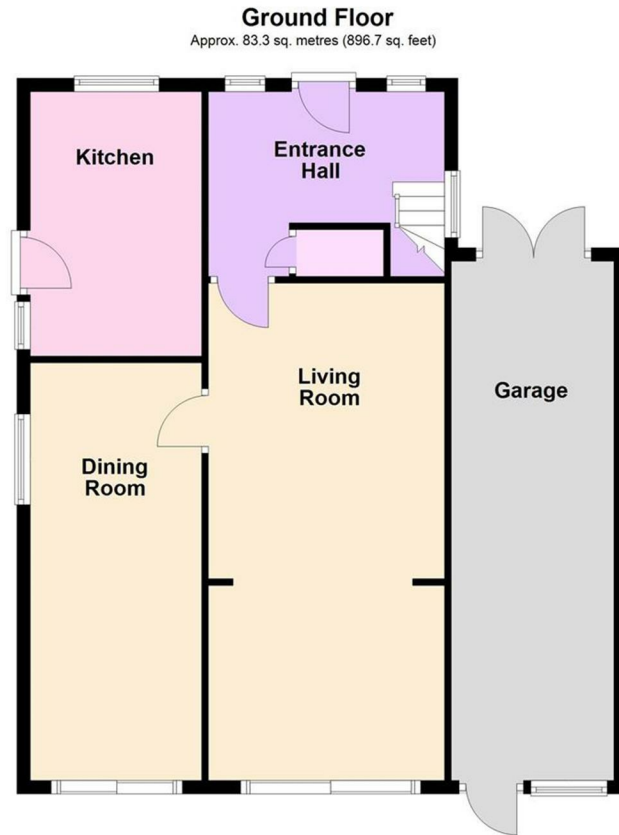
Double Garage

7.32 x 2.43 (24'0" x 7'11")

Fibreglass double barn doors to front, obscured double glazed door and double glazed window to rear, power and lighting.



Floor Plan Nelson Road



Total area: approx. 167.2 sq. metres (1799.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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