



Asking Price
£315,000
 Freehold

Boxgrove, Goring-By-Sea

- Semi-Detached Bungalow
- Two Double Bedrooms
- Garage
- Driveway
- West Garden
- EPC Rating - C
- Freehold
- Council Tax Band - C

We are pleased to present this two double bedroom semi-detached bungalow located in Goring. The property offers good living space, two double bedrooms, a west facing garden, garage and driveway too. It is located close to local schools, shops and transport links with mainline station only a short walk away. The property is also being offered with no ongoing chain, internal viewing advised.

T: 01903 331567 E: goring@robertluff.co.uk
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Accommodation

Bedroom One 9'10" x 14'9" (3.00 x 4.50)

Measurements to include built in wardrobe, double glazed window to front, radiator.

Bedroom Two 11'5" x 9'7" (maximum) (3.50 x 2.94 (maximum))

Double glazed window to front, radiator

Entrance Hall

Part obscured double glazed front door with obscured double glazed window to side, storage cupboard housing gas and electric meters, wooden flooring, loft access with pull down ladder housing combi boiler.

Shower Room

White bathroom suite, shower cubical with Aqualisa thermostatic shower and glass screen over, low level W.C, vanity unit with storage below with surface mounted sink and mixer tap over, built in storage cupboard offering shelving, heated towel rail, tiled walls and floor, obscured double glazed window to side.

Lounge 10'9" x 18'1" (3.28 x 5.53)

Full height double glazed patio door to conservatory, radiator.

Garage 8'3" x 17'0" (2.54 x 5.2)

Brick and wooden board roof construction, up and over main door, glazed window to side, power and lighting, parking to front.

Kitchen 8'11" x 8'7" (2.72 x 2.64)

Measurements to include built in units with quartz worktops housing countersunk stainless steel sink with mixer tap over, chest height double oven with integrated microwave above, five point gas hob with extractor over, space and plumbing for under counter fridge and freezer, washing machine and slimline dishwasher, vinyl flooring, tiled splash backs, two double glazed windows to side and rear.

Conservatory 11'9" x 6'2" (3.60 x 1.90)

Part timber and part double glazed construction with polycarbonate roof, full height double glazed door to garden.

Rear Garden

West facing, mainly laid to patio with raised flower beds, side access to front of property.

Front Garden

Mainly laid to lawn, driveway to garage, side access to rear of property.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Approx. 80.6 sq. metres (867.4 sq. feet)



Total area: approx. 80.6 sq. metres (867.4 sq. feet)

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		71	87
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	