



Lychpole Walk, Goring, Worthing

Asking Price

£300,000

Freehold

- Ext Semi-Det House
- Freehold
- Open Plan Living
- EPC Rating - D
- Double glazing
- Three Bedrooms
- Garage
- Re-Fitted Kitchen in 2018
- Council Tax Band - C
- Viewing Advised

Robert Luff & Co are delighted to offer this Extended Semi Detached House in the popular location of Goring, having good access to schools, shops, mainline railway station and bus routes. The property is being sold with no forward chain and in brief comprises of entrance porch, being open plan downstairs with living/dining room, second reception room extension and modern re-fitted kitchen in 2018. On the first floor there are the three bedrooms and a fitted shower room with w.c. Outside are both front and back garden with a garage in a compound. Other benefits are gas heating and double glazing. Viewing is strongly recommended.

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Accommodation

Entrance Porch
double glazed obscure front door into

Entrance Hall
wall mounted thermostat, radiator and glass double opening doors into

Living/Dining Room 24'0" x 11'5" (7.32 x 3.5)
narrowing to 7'4" (2.25m) in dining area, double glazed window, radiator, tv point, understairs cupboard with gas and electric meters and circuit breaker fuse box, open access to

Second Reception Room Extension 14'0" x 7'10" (4.29 x 2.39)
radiator, double glazed side window and double glazed sliding doors onto the garden, serving hatch to kitchen

Re-Fitted Kitchen in 2018 8'7" x 6'11" (2.63 x 2.13)
measurements to include fitted units with a one and a half bowl sink unit with mixer taps and drainer, units and drawers under and over work top surfaces, built in oven, hob and extractor fan, plumbing and space for washing machine, smoke detector

Landing
with stairs from entrance hall, access to loft space, smoke detector, fitted cupboard housing gas fired central heating boiler

Bedroom One 11'4" x 8'5" (3.46 x 2.58)
measurements are not to include a built in double airing cupboard with shelving, radiator, double glazed window

Bedroom Two 9'9" x 8'5" (2.98 x 2.58)
measurements are not to include built in wardrobe with hanging rail and shelf, double glazed window and radiator

Bedroom Three 6'4" x 6'0" (1.94 x 1.84)
radiator and double glazed window

Shower Room/w.c
with a corner shower cubicle and wall mounted shower, unit which houses sink and low level w.c and cupboard, tiled walls and floor, obscure double glazed window, heated towel rail, smooth ceiling with spot lights

Outside

Front Garden
small sotme borders, small retaining wall to front and pathway to front door, side access via gate to

Rear Garden
which is paved with storage sheds, rear access gate to

Garage in Compound
which is accessed via Boxgrove



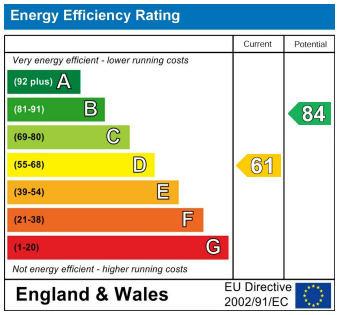


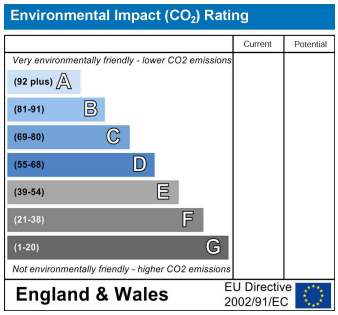


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Floorplan







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