



3



2



1



C



Description

Robert Luff & Co are pleased to present this three bedroom mid terrace house located in popular south Goring. The property offers generous room sizes, a large south facing rear garden and is in good decorative order. It is located close to local schools, shops and transport links with the mainline station that serves Brighton and London only 0.3 miles away and being sold with no forward chain

Key Features

- Mid Terrace House
- South Goring Location
- EPC Rating - C
- Driveway
- Freehold
- Three Bedrooms
- Large South Garden
- Council Tax Band - C
- Two Reception Rooms
- No Chain



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Entrance Hall

Part obscured double glazed front door with obscured double glazed window to side, radiator, engineered oak flooring, stairs to first floor.

Lounge

3.25 x 4.29 (3.26 x 4.28) (10'8" x 14'1")

Feature fireplace with inset electric fire, wooden surround and marble hearth, double glazed bay window to front, radiator, wooden glazed double doors to dining room.

Dining Room

3.02 x 5.05 (9'11" x 16'7")

Storage cupboard under stairs housing gas and electric meters, full height double glazed double french doors to garden, laminate flooring.

Kitchen

3.02 x 2.26 (3.01 x 2.27) (9'11" x 7'5")

Measurements to include built in units. Range of matching floor and wall units with inset one and a half bowl stainless steel sink with mixer tap over, integrated dishwasher and electric oven with four point gas hob and extractor over, space and plumbing for fridge/freezer, washing machine and tumble drier, double glazed door to garden, double glazed window to rear, tiled splashbacks, laminate flooring.

First Floor Landing

Loft access with pull down ladder.

Bedroom One

2.92 x 4.06 (9'7" x 13'4")

Large double glazed window to front, radiator

Bedroom Two

3.00 x 2.39 (9'10" x 7'10")

Double glazed window to rear, radiator

Bedroom Three

2.41 x 2.03 (7'11" x 6'8")

Double glazed window to front, radiator

Bathroom

1.75 x 2.59 (1.74 x 2.60) (5'9" x 8'6")

PVC paneled bath with mixer tap over, vanity unit with low level W.C and inset wash hand basin with mixer tap over, shower cubical with power shower and glass screen over, heated towel rail, tiled walls and floor, obscured double glazed window to rear.

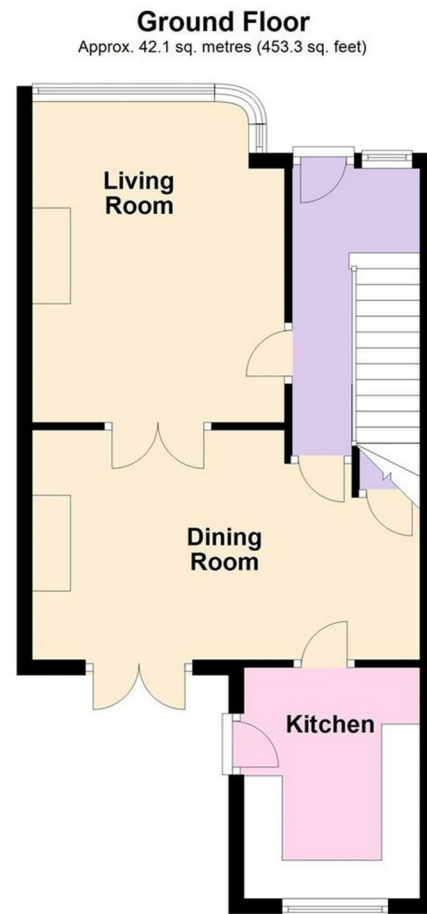
Front garden & Parking

Hard standing area with parking, partly laid to lawn, footpath to front door, flower and shrub borders.

Rear Garden

South facing and mainly laid to lawn, decking area, flower and shrub borders, rear access via gate.

Floor Plan Ardingly Drive



Total area: approx. 77.0 sq. metres (829.2 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			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(13-28) F		
(1-20) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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