



3



2



1



C



## Description

Robert Luff and Co are pleased to present this extended three bedroom semi detached house located on popular Palatine Road in Goring. Upstairs accommodation comprises two double bedrooms, a further single bedroom and family bathroom too. Downstairs living includes an extended lounge / diner, modern kitchen and W.C. The property also benefits a south facing rear garden, garage with storage, off road parking, double glazing and gas fired central heating and double glazing. It is positioned close to local schools, shops and transport links and is very well presented too. Internal viewing is advised.



## Key Features

- Semi Detached House
- Extended
- Garage
- Well Presented
- EPC - C
- Three Bedrooms
- South Garden
- Parking
- Freehold
- Council Tax Band - D





**Entrance Hall**

**Dining Room**

4.76 x 3.31 widening to 4.55 (15'7" x 10'10" widening to 14'11")

**Lounge**

4.22 x 3.59 (13'10" x 11'9" )

**Kitchen**

3.38 x 3.60 (maximum) (11'1" x 11'9" (maximum) )

**W.C**

1.66 x 1.06 (5'5" x 3'5" )

**Rear Garden**

South facing, mainly laid to lawn, access to garage and front of property

**Front Garden**

Laid to hard standing with parking, access to rear garden



**Garage**

5.04 x 2.45 (16'6" x 8'0")

Up and over main door, storage to rear with access to garden

**First Floor Landing**

**Bedroom One**

3.51 x 4.78 (11'6" x 15'8")

**Bedroom Two**

3.33 x 2.91 (10'11" x 9'6" )

**Bedroom Three**

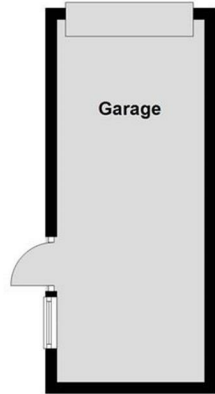
1.76 x 3.33 (5'9" x 10'11" )

**Bathroom**

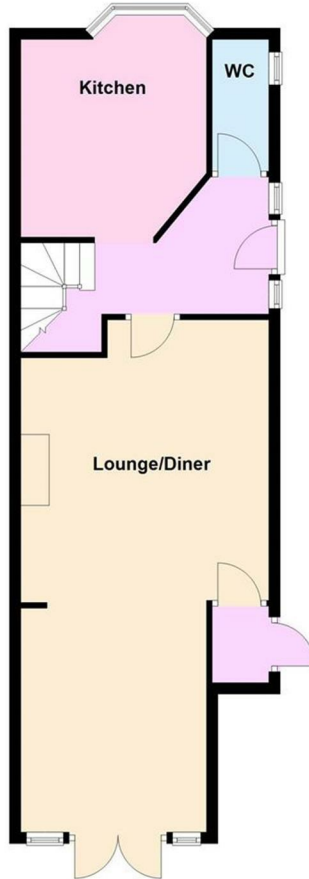
1.66 x 2.26 (5'5" x 7'4" )

# Floor Plan Palatine Road

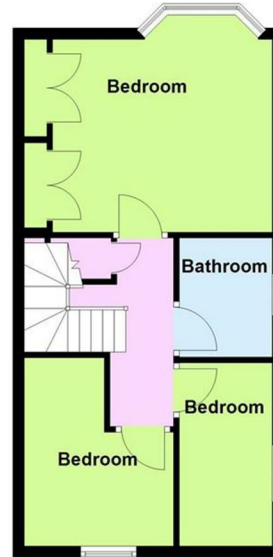
**Floor Plan**  
Approx. 23.8 sq. metres (255.8 sq. feet)



**Ground Floor**  
Approx. 58.5 sq. metres (629.8 sq. feet)



**First Floor**  
Approx. 39.3 sq. metres (423.5 sq. feet)



Total area: approx. 121.6 sq. metres (1309.2 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>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.

robertluff.co.uk

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

01903 331567 | goring@robertluff.co.uk

Robert  
Luff & Co