



3



1



1



C



Description

Robert Luff & Co are pleased to present this three bedroom end terrace house located in Goring and built in 2011. The property offers three bedrooms, a bathroom upstairs, a lounge, a kitchen / diner and a W.C downstairs. The property benefits from a west facing garden, off road parking for multiple cars, double glazing and gas fired central heating. It is positioned close to local schools, shops and transport links with the mainline train station a short walk away.



Key Features

- End Terrace House
- West Garden
- Separate W.C
- Kitchen / Diner
- EPC - C
- Three Bedrooms
- Off Road Parking
- Well Presented
- Council Tax Band - C
- Freehold





Porch
0.89 x 1.55 (2'11" x 5'1")

Entrance Hall

Lounge
4.37 x 3.26 (14'4" x 10'8")

Kitchen / Diner
4.24 x 4.43 (max) (13'10" x 14'6" (max))

W.C
1.66 x 1.15 (5'5" x 3'9")

First Floor Landing

Bedroom One
2.28 x 4.00 (7'5" x 13'1")

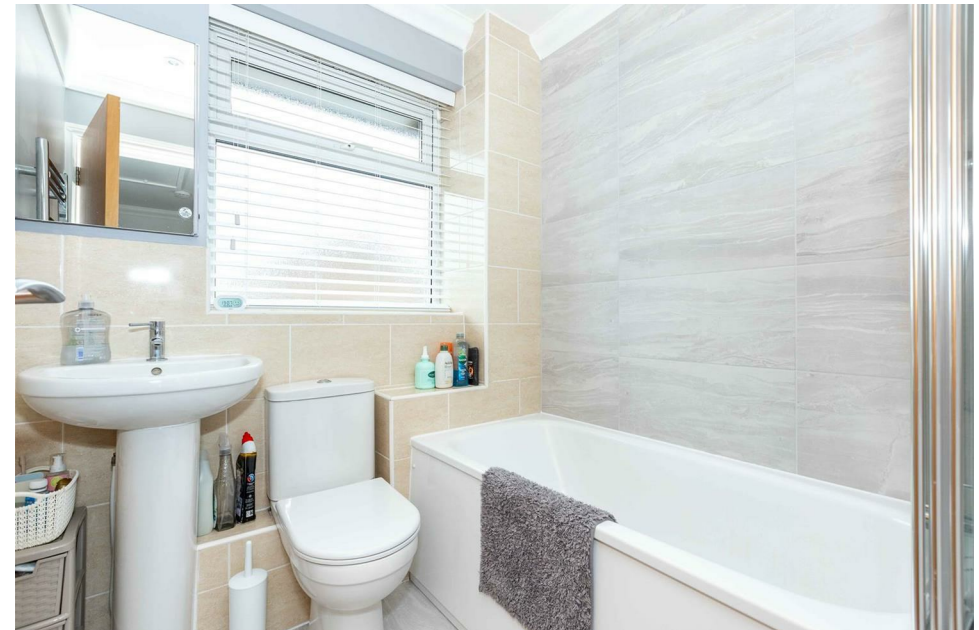
Bedroom Two
2.28 x 2.92 (7'5" x 9'6")

Bedroom Three
1.88 x 1.84 (6'2" x 6'0")

Bathroom
1.64 x 1.83 (5'4" x 6'0")

Front Garden
Laid to block paving with parking for multiple cars, side access to rear garden.

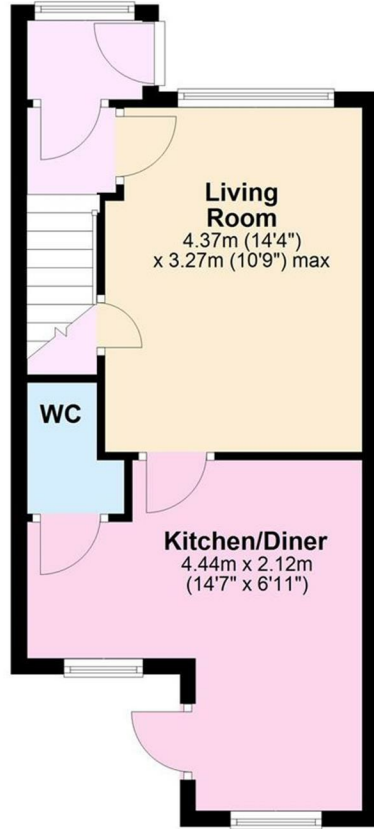
Rear Garden
West facing, mainly laid to lawn, patio area, side access and rear gate, summer house.



Floor Plan Boxgrove

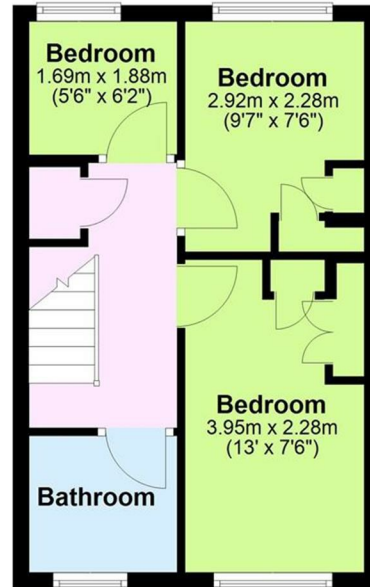
Ground Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



Total area: approx. 65.0 sq. metres (700.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	82		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(35-48) D</p> <p>(29-34) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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