Robert Luff & Co

Kipling Avenue, Goring-by-Sea,Worthing

Freehold - Asking Price £299,950

3

1

1

C



Description

We are delighted to offer this well presented End of Terraced House being sold with NO CHAIN and situated in popular Goring-by-Sea location with good access to local schools, bus routes, shops, mainline railway a station serving London, Brighton, Southampton and the sea being approximately 1.2 miles away. The property has a nice size living room, kitchen/dining room, three bedrooms, bathroom/w.c. Outside is the front garden with driveway providing off road parking and garage and a nice size rear garden. Other benefits are gas heating with a 4 year old boiler, double glazing and new decorating to some of the rooms. To fully appreciate this property and its location, viewing is essential



Key Features

- End of Terraced House
- No Chain
- Popular Goring-by-Sea Location
- Council Tax - Band B
- Well presented
- Three Bedrooms
- Garage and Driveway
- EPC Rating - C
- Freehold
- Viewing Advised





robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert Luff & Co





Entrance Hall
Obscured double glazed front door, cupboard with gas and electric meters and electric circuit breaker fuse box

Living Room
4.66 x 3.75 (15'3" x 12'3")
two radiators installed in 2023, understairs storage cupboard and double glazed window

Kitchen/ Dining Room
4.72 x 2.53 (15'5" x 8'3")
Measurements to include built in units, single drainer sink unit with mixer tap, units and drawers under and over worktop surfaces, part tiled walls, plumbing and space for washing machine , cooker space, and space for fridge freezer, radiator, double glazed double doors leading to rear garden

Landing
Access to loft space

Bedroom One
3.77 x 2.82 (12'4" x 9'3")
Double glazed window and radiator

Bedroom Two
3.46 x 2.8 (11'4" x 9'2")
Radiator and double glazed window

Bedroom Three
1.93m x 1.83m (6'4" x 6'0")
Measurements not to include built in cupboard housing gas fired central heating boiler that was installed in 2022, radiator and double glazed window

Bathroom/ WC
Bath with mixer tap, wash hand basin, low level WC, part tiled walls, obscured double glazed windows, chrome heated towel rail installed in 2023

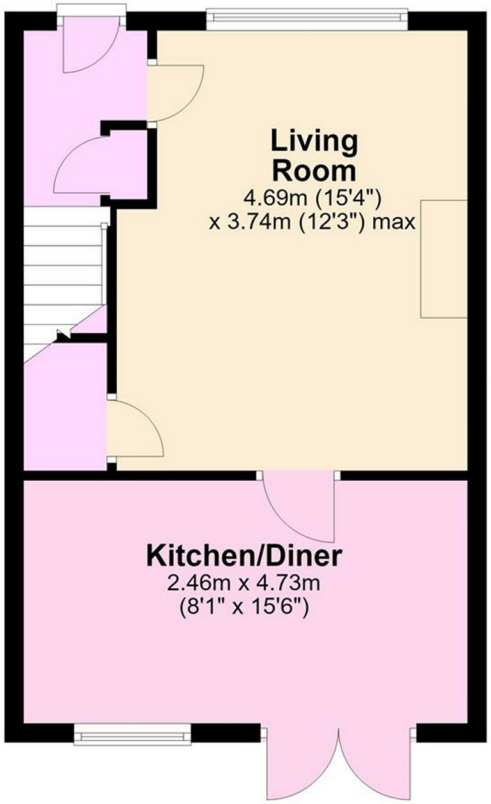
Front
laid to lawn

Driveway
providing off road parking

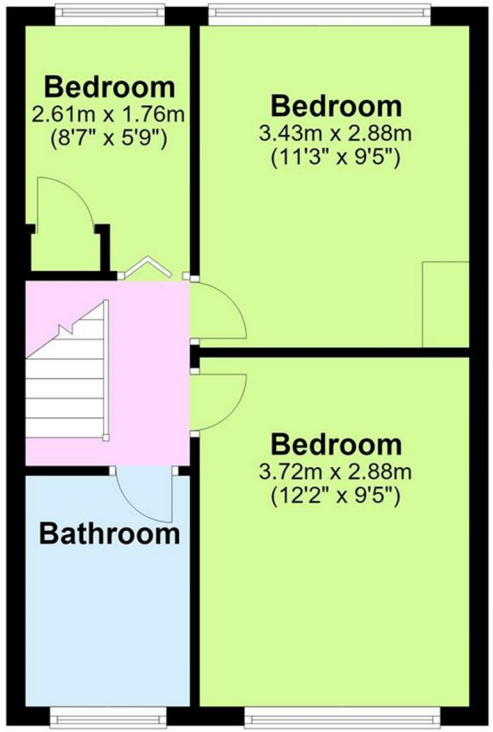
Garage
Accessed via shared driveway with up and over door

Floor Plan Kipling Avenue

Ground Floor
Approx. 34.3 sq. metres (369.1 sq. feet)

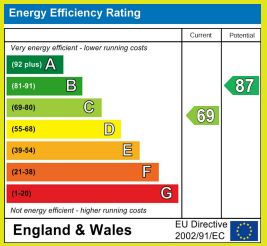


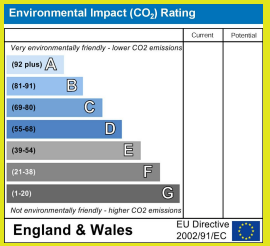
First Floor
Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 68.6 sq. metres (738.1 sq. feet)







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