



3



2



1



Description

We are delighted to bring to the market, this three-bedroom mid-terrace house, situated in popular May Close in Goring-by-Sea.

This attractive home offers well-proportioned accommodation throughout, ideal for families, first-time buyers, or investors. The ground floor comprises a welcoming entrance hall, a fitted kitchen, and a spacious living/dining area, offering a great space for relaxing and entertaining.

On the first floor, you'll find three bedrooms and a family bathroom. The property does require some updating, giving you the perfect opportunity to put your own stamp on it.

Externally, there is a front garden and a private rear garden, ideal for outdoor relaxation. There is also the added bonus of a brick built storage shed in the rear garden. The property is double glazed with gas central heating. Conveniently located near local shops, schools, and transport links. Goring station is 0.7 miles, and the seafront is 1.5 miles away. The property is also chain free. Please call us for more information, or if you would like to arrange a viewing.



Key Features

- Terrace House
- Two Reception Rooms
- Ideal First Home
- EPC - TBC
- Council Tax Band - B
- Three Bedrooms
- Chain Free
- Potential For Drive
- Freehold



robertluff.co.uk

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

Robert
Luff & Co



Entrance Hall

Lounge
3.20 x 4.04 (10'5" x 13'3")

Kitchen
2.75 x 3.50 (9'0" x 11'5")

Dining Room
2.82 x 3.11 (9'3" x 10'2")

First Floor Landing
Cupboard housing hot water tank,
loft access

Bedroom One
4.10 x 2.96 (13'5" x 9'8")

Bedroom Two
3.18 x 3.25 (10'5" x 10'7")

Bedroom Three
2.10 x 3.26 (6'10" x 10'8")

Bathroom
1.68 x 2.42 (5'6" x 7'11")

Front Garden
Mainly laid to lawn (potential for
drive with planning consent)

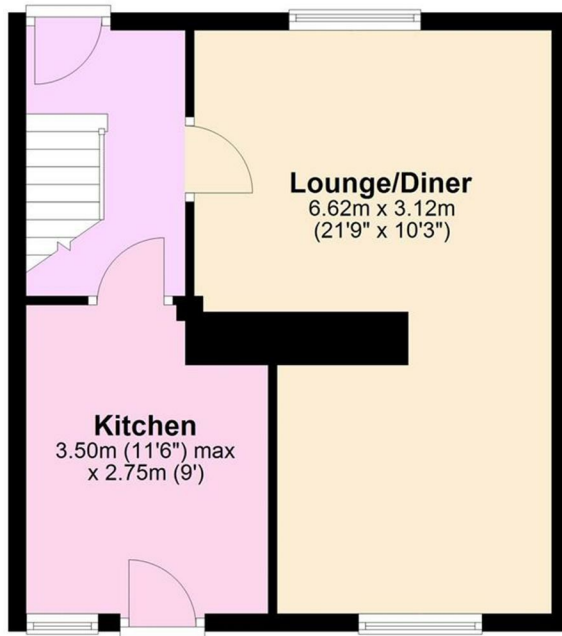
Rear Garden
Mainly laid to lawn, three brick
storage cupboards (one housing an
outside W.C), side access to front
of property.



Floor Plan May Close

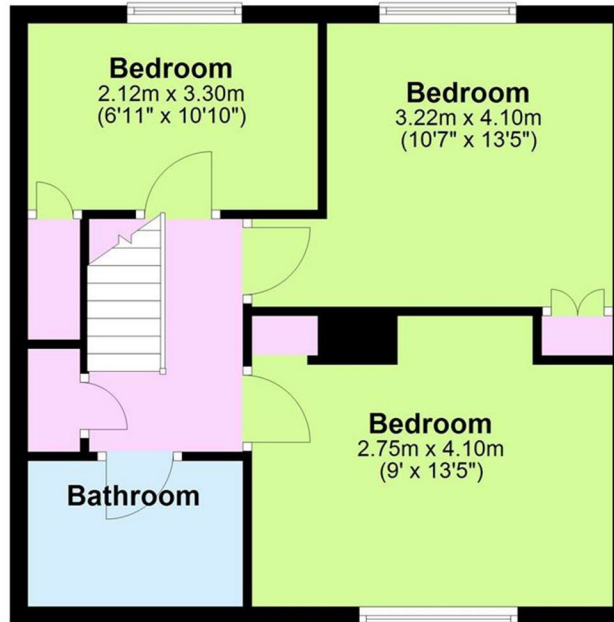
Ground Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Total area: approx. 83.6 sq. metres (899.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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.

robertluff.co.uk

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

01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co