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## Description

We are delighted to offer this Semi Detached Bungalow situated in Goring-by-Sea with good access to local shops, amenities, bus and train routes and the sea can be found in just under a mile and a half. The property has a entrance hall, west facing living room, kitchen, two double bedrooms, shower room/w.c. Outside are the front and West Facing private rear gardens with direct door to Garage which has an electric door. The property is being sold with no chain and internal viewing is recommended

## Key Features

- Semi Detached Bungalow
- No Chain
- West Rear Garden
- Freehold
- Goring location
- Two Double Bedrooms
- Garage
- EPC Rating - D
- Council Tax Band - C
- Viewing Advised





**Entrance Porch**

obscured double glazed front door and further door to

**Entrance Hall**

radiator, cupboard with wall mounted gas fired central heating boiler, gas and electric meters and electric circuit board fuse box, access to loft space with ladder, airing cupboard with shelving and hot water tank

**Living Room**

**4.55 x 3.29 (14'11" x 10'9")**

fireplace, radiator, double glazed doors onto and overlooking the rear garden

**Kitchen**

**3.52 x 1.96 (11'6" x 6'5")**

measurements are to include the built in cupboards and having a single bowl, double drainer sink unit, units and drawers under and over the worktop surfaces, radiator, part tiled walls, plumbing and space for washing machine, fridge and oven, double glazed window and door onto rear garden

**Bedroom One**

**4.18 x 3.31 (13'8" x 10'10")**

measurements to include built in wardrobe with hanging rail and storage, double glazed window, radiator



**Bedroom Two**

**3.52 x 3.10 (11'6" x 10'2")**

radiator, double glazed window

**Modern Shower room/w.c**

Corner Shower Cubicle with wall mounted shower, low level w.c, wash hand basin, heated towel rail, tiled walls and obscured double glazed window

**Outside**

**Front Garden**

laid to lawn, pathway to front door and side access

**West Rear Garden**

laid to paved patio, lawn, flower and shrub borders, water tap and personal door to

**Garage**

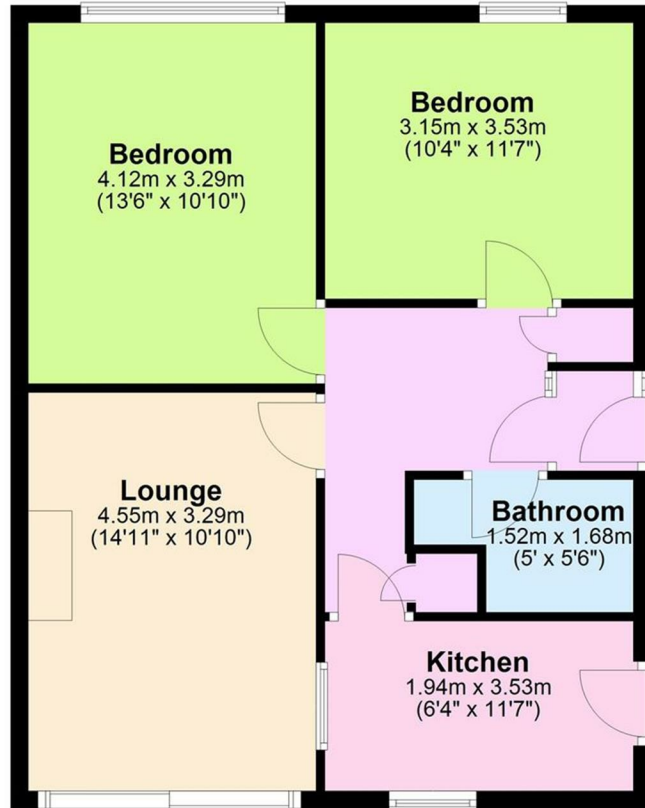
**5.31m x 2.47m (17'5" x 8'1")**

with electric up and over door, power and light

# Floor Plan Boxgrove

## Floor Plan

Approx. 60.7 sq. metres (653.0 sq. feet)



Total area: approx. 60.7 sq. metres (653.0 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>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

Energy Efficiency Rating: 56 (Current), 74 (Potential)

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