



4



2



3



C



Description

Robert Luff & Co are delighted to offer for sale this stunning, well presented four bedroom detached house built in 2015 and situated in a sought after South Goring location. The property enjoys a spacious entrance hall, with access into the garage, downstairs cloakroom and utility room, and a modern and spacious Kitchen/Family Room with doors leading out onto a pleasant landscaped rear garden. The property is situated a short distance from Goring High Street, where there is a variety of shops, cafes, banks, amenities and public transport links as well as walking distance to Worthing sea front and easy access links to the A259 and A27. Internal viewing is recommended.



Key Features

- Modern Detached House built in 2015
- South Goring location
- Approx 300 yards to beach
- Four Bedrooms
- Three Bathrooms
- EPC Rating - C
- Garage & Driveway
- Freehold
- Council Tax Band - E
- No Chain





Panelled glazed leaded light door into:

Entrance Hall

Double glazed leaded light side panel windows, downstairs storage cupboard, built in cloaks cupboard with hanging space and shelving, decorative floating shelves, stairs leading with feature LED lighting, oak flooring and underfloor heating.

Cloakroom

Double glazed leaded light window, W.C, wash hand basin with chrome mixer tap, engineered oak flooring, skimmed ceiling with spotlights.

Lounge

4.98 max x 4.67 max (16'4" max x 15'4" max)

Dual aspect double glazed windows, feature wall mounted floating fireplace, feature patterned wall with storage unit, telephone point, TV point, engineered oak flooring, skimmed ceiling.

Kitchen/Family Room

6.55 max x 5.11 max (21'6" max x 16'9" max)

Double glazed window to rear overlooking the garden. Matching range of high gloss wall and base units with built in eye level Neff double oven, 5 ring Bosch hob with slimline extractor over, built in dishwasher, extended breakfast bar with space for four stools, space for formal 8 seater dining room table and chairs, TV point, telephone point, space for sofa, decorative LED lit ceilings, spotlights and ceiling speakers, double glazed French doors leading out onto the garden and doorway opening into:

Utility Room

2.24 max x 1.55 max (7'4" max x 5'1" max)

Double glazed frosted window to side and door to side aspect, oak flooring/, matching high gloss wall and base units, built in wine cooler, space for American style fridge/freezer.

Bedroom Four/Reception Room

4.27 max x 3.38 max (14'0" max x 11'1" max)

Double glazed window to rear, telephone point, TV point, engineered oak flooring, skimmed ceiling and spotlights.

En-suite to Bedroom Four

Double glazed frosted window to rear, wash hand basin, plumbing for W.C. and shower, wall mounted heated towel rail, fitted wardrobes, engineered oak flooring.

Galleried Landing

Sky light, loft access and large walk-in storage cupboard housing tank

Master Bedroom

5.11 max x 3.61 max (5.10 x 3.60) (16'9" max x 11'10" max)

Dual aspect double glazed window to front and side aspect, built in wardrobes, radiator, telephone point and TV point, door into:

En-suite to Master Bedroom

Frosted double glazed window to rear, wash hand basin inset into vanity unit, shower cubicle, extractor fan, W.C and part tiled walls.

Bedroom Two

4.11 max x 2.51 max (13'6" max x 8'3" max)

Double glazed window to rear, built in wardrobes, radiator, TV point, oak effect flooring, skimmed ceiling with spotlights.

Bedroom Three

4.11 max x 2.51 max (13'6" max x 8'3" max)

Double glazed window to rear, built in wardrobes, radiator, TV point, oak flooring, skimmed ceiling with spotlights.

Bathroom

Double glazed frosted window to side, P shape bath with mixer taps and shower and screen over, wash hand basin, W.C, inset to vanity unit with shelving, fully tiled floor.

Rear Garden

Attractively laid out patio creating a highly convenient entertaining space, with an astro laid area and raised flower and shrub borders, access to both sides, with variety of seating, raised feature carp pond and space for shed.

Front Garden

Attractively block paved creating off road parking several vehicles.

Driveway

Block paved off road parking and leading to garage.

Garage

4.93 max x 2.44 max (16'2" max x 8'0" max)

Up and over rear door, connecting door from main house with power and light. Currently used as separate washing space, space and plumbing for washing machine and tumble dryer, sink unit with mixer tap and matching range of wall and base units, built in shelves and space for further freezer, double glazed front window and door opening out to side garden.



Floor Plan Courtlands Close

Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			EU Directive 2002/91/EC		
			76		79
			England & Wales		England & Wales

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