



Offers In Excess Of  
**£450,000**  
 Freehold

## Skylark Rise, Goring-by-Sea

- Detached House
- En-Suite
- South Garden
- Utility Room
- Four Bedrooms
- Detached Garage
- EPC rating - B
- Vendor Suited

Robert Luff & Co are pleased to offer this four bedroom detached house located in a Goring built in 2016. The property is immaculately presented with four good sized bedrooms, en-suite, large kitchen/diner, utility room and separate living room. The property also benefits the remainder of a 10 year guarantee, detached garage, private south facing garden and parking for two cars. The property is located close to local schools, shops and transport links with the mainline station that serves London Victoria only 0.7 miles away. Internal viewing is highly recommended, vendor suited.

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
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## Accommodation

### Hall

Obscured double glazed PVC front door, storage cupboard understairs, radiators, Amtico flooring, stairs to first floor.

### Lounge 16'3" x 13'0" (4.97 x 3.98)

Double glazed bay window to side with fitted shutters, full height double glazed French doors to garden, two radiators, Amtico flooring.

### Kitchen/Diner 20'9" x 9'8" (6.33 x 2.95)

Measurements to include built in units. Matching range of floor and wall units with inset composite one and half bowl sink with mixer tap over, integrated fridge/freezer, dishwasher and double oven, inset four point ceramic hob with extractor over, two radiators, double glazed window to front with fitted shutters, full height double glazed French doors to garden, access to utility room, Amtico flooring, tiled splashbacks.

### Utility Room

Range of matching units with space and plumbing for washing machine, wall mounted combi boiler, part double glazed door to garden.

### W.C.

Low-level w.c., wall mounted hand basin with mixer tap over, radiator, obscured double glazed window to front with fitted shutters, wall mounted fuse box, Amtico flooring.

### Study 9'4" x 8'6" (2.86 x 2.6)

Two double glazed windows to front and side with shutters, radiator, Amtico flooring.

### First Floor Landing

Firing cupboard with cylinder.

### Bedroom One 13'9" x 13'3" (4.2 x 4.04)

Measurements to include built in wardrobe. Mirrored wardrobe offering hanging and shelving, double glazed window to side with fitted shutters, double glazed window to rear with fitted shutters, access to en-suite.

### En-suite

White bathroom suite, low-level w.c., pedestal wash hand basin with mixer tap over, double shower cubical with glass screen and thermostatic shower over, heated towel rail, obscured double glazed window to rear with fitted shutters, tiled walls, Amtico flooring.

### Bedroom Two 10'3" x 9'5" (3.13 x 2.88)

Double glazed window to front with fitted shutters, radiator.

### Bedroom Three 12'4" x 9'10" (3.78 x 3.01)

Double glazed window to rear with fitted shutters, radiator.

### Bedroom Four 9'8" x 8'2" (2.95 x 2.5)

Double glazed window to front with fitted shutters, radiator.

### Bathroom 9'7" x 6'7" (2.93 x 2.03)

White bathroom suite, low-level w.c., pedestal hand basin with mixer tap over, PVC panelled bath with mixer tap over, double shower cubical with glass screen and thermostatic shower over, obscured double glazed window to front with fitted shutters, Amtico flooring, part tiled bath and shower areas, heated towel rail, wall mounted mirror.

### Rear Garden

South facing, mainly laid to lawn, patio area, personal door to garden, walled surround.

### Garage 19'7" x 9'10" (5.98 x 3)



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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