



Asking Price  
£325,000  
Freehold

## Barrington Close, Worthing

- Terrace House
- Three Bedrooms
- Driveway
- Kitchen / Diner
- South Goring
- EPC - D
- Modern Finish
- Quiet Close

Robert Luff & Co are pleased to present this three bedroom terrace house in popular South Goring. It is finished to a high standard throughout and offers a kitchen diner and extra family room opening onto the garden. The property offers a driveway for multiple cars and is positioned at the end of a quiet close, local schools, shops and transport links are close by also. Internal viewing advised.

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## Accommodation

### Entrance Hall

Part obscured double glazed front door, understairs cupboard housing gas and electricity meters, radiator, luxury vinyl tile flooring, stairs to first floor.

### Lounge 10'10" x 16'5" into bay (3.31 x 5.01 into bay)

Double glazed bay window to front, radiator.

### Kitchen / Diner 17'1" x 12'10" (5.23 x 3.92)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mix tap over. Integrated fridge/freezer, washing machine, dish washer and electric oven with four point induction hob and extractor over, double glazed window to rear, luxury vinyl tile flooring, access to family room, radiator, tiled splashbacks, storage under stairs housing space for tumble drier.

### Family Room 12'8" x 9'8" (3.88 x 2.95)

Full height double glazed french doors to garden, radiator, luxury vinyl tile flooring.

### First Floor Landing

Airing cupboard housing combi boiler and providing storage, stairs to top floor bedroom.

**Bedroom One 12'7" x 9'5" measurements to exclude built in ward (3.84 x 2.89 measurements to exclude built in wardr)**  
Built in wardrobes offering hanging and shelving, double glazed window to front, radiator.

**Bedroom Two 10'9" x 9'5" measurements to exclude built in ward (3.29 x 2.89 measurements to exclude built in wardr)**  
built in wardrobes offering hanging and shelving, double glazed window to rear, radiator.

### Bathroom 8'2" x 5'5" (2.50 x 1.66)

White bathroom suite, pedestal wash hand basin with mix tap over, PVC panelled "L" bath with thermostatic shower and glass screen over, heated towel rail, two obscured double glazed windows to rear, part tiled walls, tiled flooring.

### Bedroom Three 15'10" x 9'8" (restricted headroom) (4.84 x 2.96 (restricted headroom))

Eaves storage cupboards to front and rear, double glazed velux window to rear, radiator.

### Rear Garden

Mainly laid to lawn, brick built storage shed with power and lighting, raised decking area, patio section, fenced surround, side access to front of property.

### Front Garden

Laid to hard standing with parking for multiple cars, side access to rear garden.



# Floorplan



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) 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	68	82	(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			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.