



Asking Price  
**£289,950**  
 Freehold

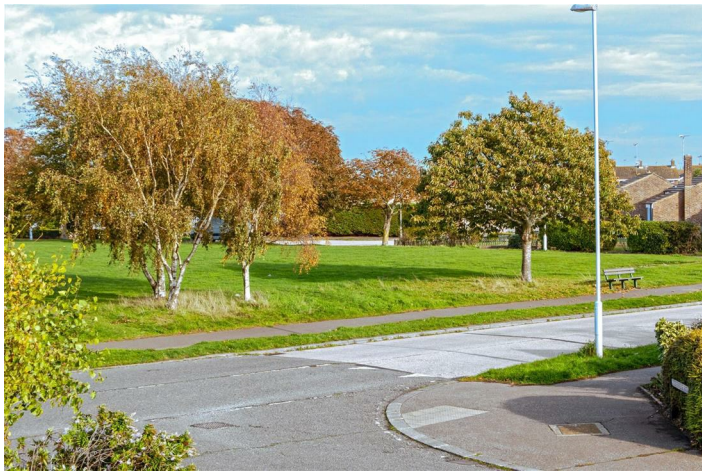
## Coleridge Road, Goring-By-Sea

- Semi-detached house
- Three bedrooms
- West Rear Garden
- Garage
- Goring location
- Large driveway
- EPC rating - D
- Viewing is essential

Robert Luff & Co are delighted to offer this beautifully presented semi-detached house being situated in a good proximity to schools, train station, shops and bus routes. It has a really good size driveway to the front of the property providing excellent parking. It has an entrance porch, hallway, East to West living/dining room with doors onto the West facing rear garden. There is a modern kitchen and bathroom/w.c and other benefits include a garage in a compound, gas heating and double glazing. Viewing is highly recommended.

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**Robert  
 Luff & Co**  
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## Accommodation

### Entrance Porch

Double glazed front door into Porch with double glazed window and door to:

### Entrance Hall

radiator, double doors to:

### Living/Dining Room, 23'3" x 11'5" reducing to 7'4" (7.09 x 3.48 reducing to 2.24)

Feature fireplace, two radiators, TV point, coved ceiling, storage cupboard, double aspect room with double glazed window to front having views over the road to the green and double glazed double doors at the rear onto the rear garden, door to

### Kitchen 8'7" x 7'1" (2.63 x 2.17)

Measurements to include built in units. Matching range of floor and wall units with work top surfaces and inset single bowl single drainer sink unit with mixer tap over, built in oven, hob and extractor, plumbing and space for washing machine and slimline dishwasher, space for fridge/freezer, part tiled walls, double glazed window, wall mounted gas fired central heating boiler, tiled floor.

### Landing

Access to loft space.

### Bedroom One 11'3" x 8'6" (3.43 x 2.61)

Measurements not to include built in double wardrobe, radiator, double glazed window.

### Bedroom Two 9'9" x 8'5" (2.98 x 2.58)

Measurements to include built in wardrobe, radiator, double glazed window with views over the road to the green.

### Bedroom Three 6'3" x 6'0" (1.93 x 1.84)

Double glazed windows with views over road to the green, radiator, recessed storage area over bulk head.

### Bathroom/w.c.

Panelled bath, wall mounted shower, low-level w.c, pedestal wash hand basin, part tiled walls, obscured double glazed window, radiator.

### Front Garden

Laid to strip of lawn and hedging but mainly laid to driveway, side access gate to rear garden.

### Driveway

Brick paved area providing great off road parking.

### West Rear Garden

Laid to lawn, shaped patio, flower and shrub borders, water tap, shed and rear access gate to the garage, which is in an nearby compound,

### Garage

In a nearby compound with vehicle access via Coleridge Crescent. With up and over door.

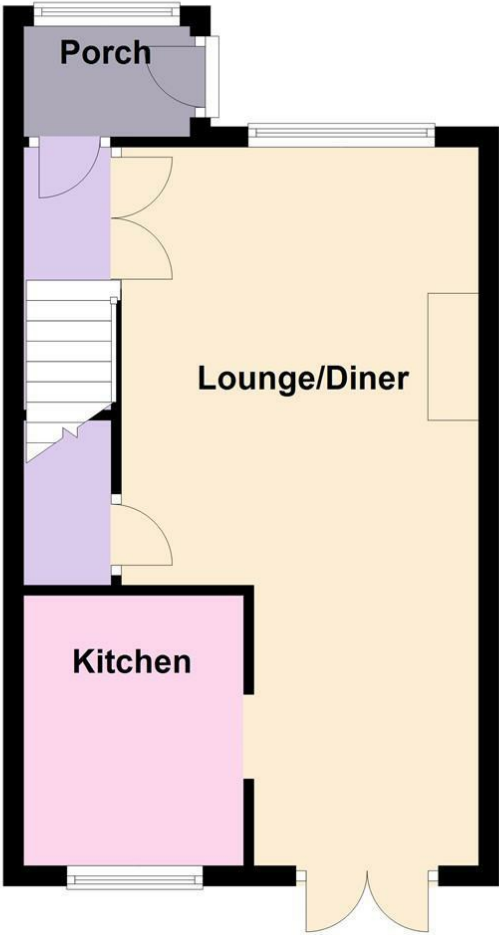


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

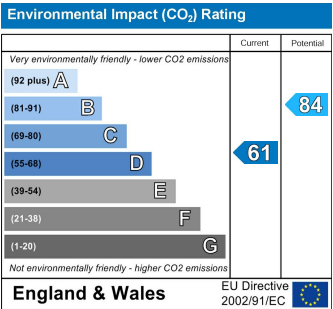
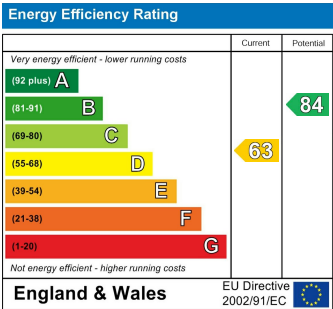
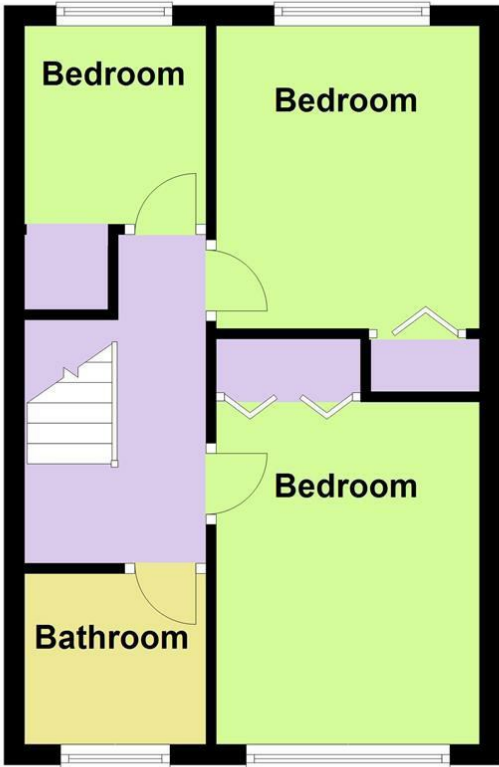
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Ground Floor



First Floor



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