



Limbrick Lane, Worthing

Offers In Excess Of
£250,000
Freehold

- End of Terrace Family Home
- Popular Goring Location
- Ground Floor Shower Room & W.C
- Refitted Shower Room Upstairs
- Vacant Possession & NO FORWARD CHAIN
- Two Double Bedrooms
- Spacious Living Room
- EPC Rating - TBC
- West Facing Rear Garden
- New Driveway to Front to be Completed

Robert Luff & Co are delighted to offer to market this good size older style character filled end of terrace family home in need of some modernisation and ideally situated in this favoured Goring location with local shops, schools, parks, bus routes and the mainline station all nearby. Accommodation offers entrance hall, lounge / dining room, kitchen / breakfast room, ground floor W.C and shower room. Upstairs are two double bedrooms and a refitted shower room. Other benefits include vacant possession with no chain, a West facing rear garden and a new driveway to the front to be completed.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Part glazed leaded light door into:

Entrance Hall

Stairs leading up, telephone point, wall mounted thermostat, door into:

Living Room 16'4 x 13'9 (4.98m x 4.19m)

Double glazed leaded light window to front, radiator, TV point, telephone point, feature fireplace with gas insert and tiled surround, built in understairs cupboard housing gas and electric meters, door into:

Kitchen / Breakfast Room 17'2 x 9'0 (5.23m x 2.74m)

Two double glazed leaded light windows to rear overlooking the garden, stainless steel sink unit inset to roll top work surfaces with mixer tap and drainer, matching range of wall and base units, space for cooker, washing machine and fridge freezer, wall mounted combi boiler, radiator, part tiled walls, space for table and chairs, part glazed door into:

Rear Lobby

Double glazed leaded light window and door to rear, door to:

Shower Room

Walk-in shower cubicle with tiled surround, wall mounted wash hand basin, radiator.

Ground Floor Separate W.C

Double glazed frosted leaded light window to rear, low level flush W.C, wall mounted wash hand basin.

First Floor Landing

Double glazed leaded light window to side aspect, built in cupboard with shelving, loft hatch.

Bedroom One 14'2 x 13'0 (4.32m x 3.96m)

Double glazed leaded light window to front, radiator, built in storage, original feature fireplace, picture rail, skimmed ceiling.

Bedroom Two 12'2 x 10'4 (3.71m x 3.15m)

Double glazed leaded light window to rear, radiator, original feature fireplace, radiator, skimmed ceiling.

Refitted Shower Room

Double glazed leaded light frosted window to rear, walk-in shower cubicle with mains shower, low level flush W.C, pedestal wash hand basin, part tiled walls, radiator.

West Facing Rear Garden

Mainly laid to lawn and fully enclosed, West facing enjoying all the sun, right of way providing access to the side.

Front Garden

Landscaped, mainly laid to lawn.

Gated Driveway

Gates opening onto drive, leading to new driveway to front of garden.

Agents Notes

A single storey dwelling will be built to the South of the existing home and part of permission insists on providing this home with a brand new drive over the current front garden which will be a lovely benefit to any new owner.

Estate Agency Act 1979

In accordance with the Estate Agency Act 1979, the vendor of this property is a member of staff or related to a member of staff of Robert Luff & Co.



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			83
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.