



Lychpole Walk, Goring-by-Sea,

Asking Price
£315,000
Freehold

- Detached Bungalow
- Two Bedrooms
- Garage
- No forward Chain
- Double glazing
- Popular Goring Location
- West Facing Rear Garden
- EPC Rating - D
- Gas heating
- Viewing Advised

Robert Luff & Co are delighted to offer this Detached Bungalow, situated in the popular location of Goring, being in good proximity to local shops, bus routes, mainline train station and other amenities and being sold with no onward chain. The property is well presented and comprises of living/dining room, fitted kitchen, two bedrooms, bathroom/w.c. Outside there are front gardens and a West Facing rear garden, where there is a personal door to the Garage. Viewing is recommended

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Porch

door to

Entrance Hall

obscure double glazed front door into entrance hall with radiator, smooth and cove ceiling, access to loft space, double cupboard with wall mounted gas fired central heating boiler

Living/Dining Room 25'1" x 10'9" narrowing to 8'5" in dining room (7.67 x 3.3 narrowing to 2.585 in dining room)

fireplace, tv point, two radiators, double glazed window to front and double glazed sliding door to rear garden

Kitchen 10'5" x 8'8" (3.198 x 2.65)

measurements to include fitted units, one and a half bowl, single drainer sink unit with mixer taps, units and drawers under and over work top surfaces, plumbing and space for washing machine, space for fridge/freezer and cooker, double glazed window and door onto rear garden

Bedroom One 12'7" x 10'6" (3.86 x 3.21)

radiator, smooth ceiling, double glazed window overlooking rear garden

Bedroom Two 10'11" x 7'10" (3.351 x 2.41)

radiator, double glazed window

Bathroom/u.c

bath with wall mounted shower, low level u.c, wash hand basin, obscure double glazed window, part tiled walls, smooth ceiling and heated towel rail

Outside

Front Garden

laid to lawn, side access to

West Facing Rear Garden

laid to lawn, flower and shrub borders, concrete patio area, enclosed by fencing and personal door to

Garage 16'6" x 8'2" (5.037 x 2.51)

in a small compound with vehicle access from Poling Close. The garage has an up and over door



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

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

www.robertluff.co.uk

Floor Plan



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			83 59
(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.