Robert Luff & Co

Goring Way, Goring-By-Sea

Freehold - Asking Price £425,000

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Description

Robert Luff & Co are pleased to present this two or three bedroom detached bungalow located in Ferring. Living accomodation comprises two double bedrooms, a dining area that can be converted to a third bedroom, kitchen, shower room, W.C and lean-to. There is also the benefit of a garage, good sized rear garden and off road parking for multiple cars. It is positioned close to local shops and transport links with bus route close by. Goring Way is bright and spacious and is being offered with no ongoing chain.







Key Features

- Detached Bungalow
- Spacious Rooms
- Chain Free
- EPC - D
- Freehold
- Two/Three Bedrooms
- Garage
- Popular Location
- Council Tax Band - E

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Entrance Hall

Dining Area
4.59 x 4.31 (15'0" x 14'1")
Can be turned into bedroom three with a partition wall

Lounge
5.40 x 3.63 (into bay) (17'8" x 11'10" (into bay))

Kitchen
3.32 x 3.31 (10'10" x 10'10")

Bedroom One
4.55 x 3.33 (14'11" x 10'11")

Bedroom Two
3.63 x 3.32 (11'10" x 10'10")

Bathroom
2.38 x 1.63 (7'9" x 5'4")

W.C
1.45 x 0.80 (4'9" x 2'7")

Lean-to
3.75 x 1.07 (12'3" x 3'6")

Garage
5.47 x 2.42 (17'11" x 7'11")
Wall mounted meters, up and over main door, personal door to garden, power and lighting

Front Garden
Off road parking for multiple cars

Rear Garden
Mainly laid to lawn, patio section

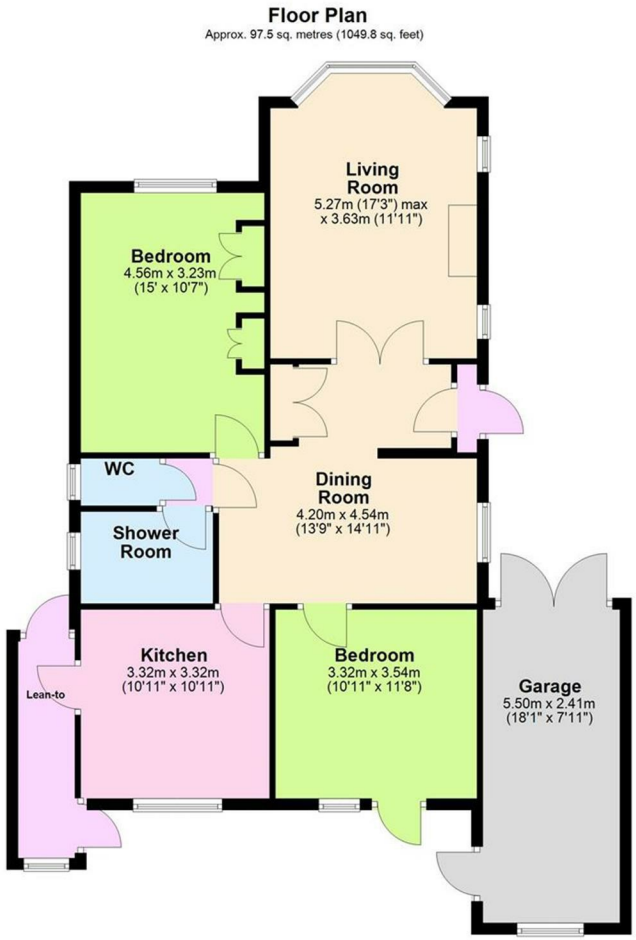


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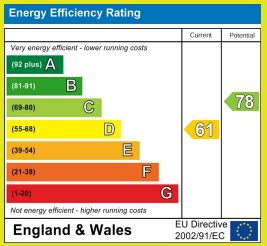
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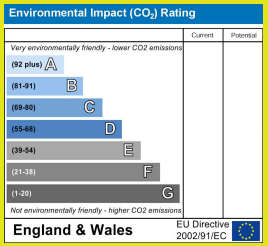
Floor Plan Goring Way



Total area: approx. 97.5 sq. metres (1049.8 sq. feet)







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.

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