



113 Lloyd Goring Close, Angmering BN16 4LQ  
**Offers in Excess of £315,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached House
- 3 Bedrooms
- Lounge & Dining Room
- Ground Floor Shower Room/WC
- First Floor Bathroom/WC
- No Onward Chain
- 45' x 30' South Rear Garden
- Double Width Drive
- EPC Rating: - 'D'

An older style semi detached house offering good size accommodation and a large 45' deep x 30' wide south facing rear garden.

In brief the accommodation comprises: - entrance hall, lounge, separate dining room, kitchen, utility room, ground floor shower room/WC, three bedrooms and a first floor main bathroom/WC.

Outside there is a double width private drive providing off road parking for two vehicles and a large south rear garden which is mainly laid to lawn and has a patio area.

Features including gas fired central heating, double glazing and there is no onward chain.

Lloyd Goring Close is in a popular residential area of Angmering and can be accessed either by Arundel Road or Shardeloes Road. The house is the first house in Lloyd Goring Close on the right if you approach from Arundel Road.





Total area: approx. 98.5 sq. metres (1060.6 sq. feet)

## ENTRANCE HALL

## LOUNGE

14' 6" x 12' 9" (4.42m x 3.89m)  
max

## DINING ROOM

11' 2" x 8' 5" (3.4m x 2.57m)

## KITCHEN

10' 11" x 10' 3" (3.33m x 3.12m)

## UTILITY ROOM

9' 4" x 6' 7" (2.84m x 2.01m)

## GROUND FLOOR SHOWER ROOM/WC

## BEDROOM 1

11' 3" x 10' 5" (3.43m x 3.18m)

## BEDROOM 2

11' 1" x 10' 11" (3.38m x 3.33m)

## BEDROOM 3

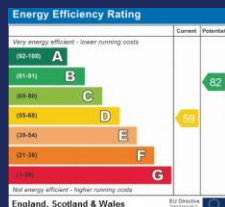
10' 11" x 8' 2" (3.33m x 2.49m)  
max

## BATHROOM/WC

## DOUBLE WIDTH PRIVATE DRIVE

## SOUTH REAR GARDEN

45' x 30' (13.72m x 9.14m)



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