



11 Lavant Close, Goring-by-Sea BN12 6NA

**Offers in Excess of £295,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached House
- 3 Bedrooms
- Through Lounge/Dining Room
- Gas Central Heating & Double Glazing
- Refitted Bathroom/WC
- Popular Location in Goring
- Private Drive & Garage
- No Onward Chain
- EPC Rating: - TBA

A great opportunity to acquire a three bedroom semi detached house in a popular area of Goring

In brief the accommodation comprises: - entrance hall, through lounge/dining room, kitchen, three bedrooms and a refitted bathroom/WC.

Outside there is a private drive to an attached garage, an open plan laid to lawn front garden and an east facing rear garden which is landscaped in different styles.

Features include gas central heating, double glazing and there is no onward chain. You can also see the top of Highdown Hill from the house.

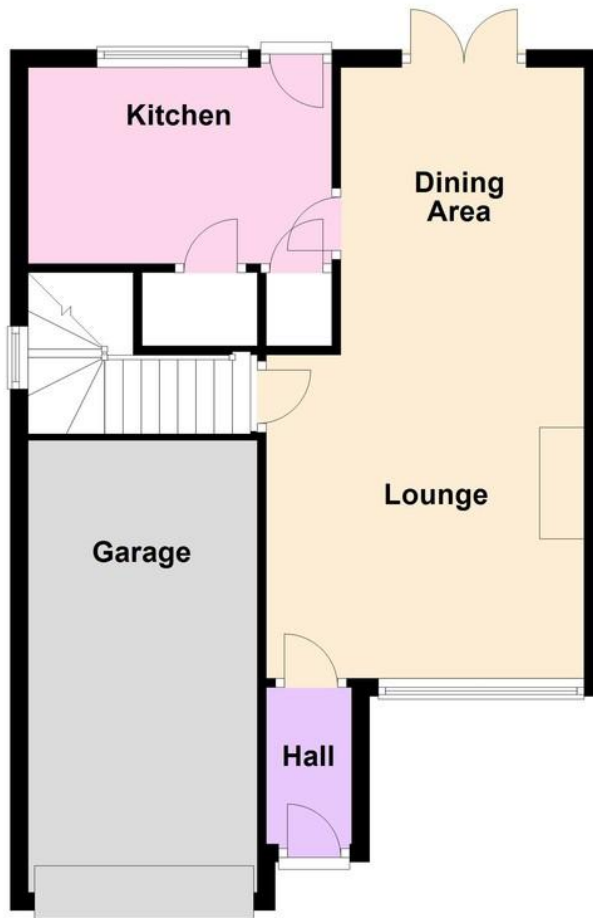
The property is situated in a cul-de-sac within a very popular area of Goring by Sea and is approached from Crossways Avenue from Boxgrove and in turn The Strand.

In our opinion this is a fantastic opportunity to acquire a lovely property that requires a certain amount of refurbishment and gives the new owners the chance to put their own stamp on it.



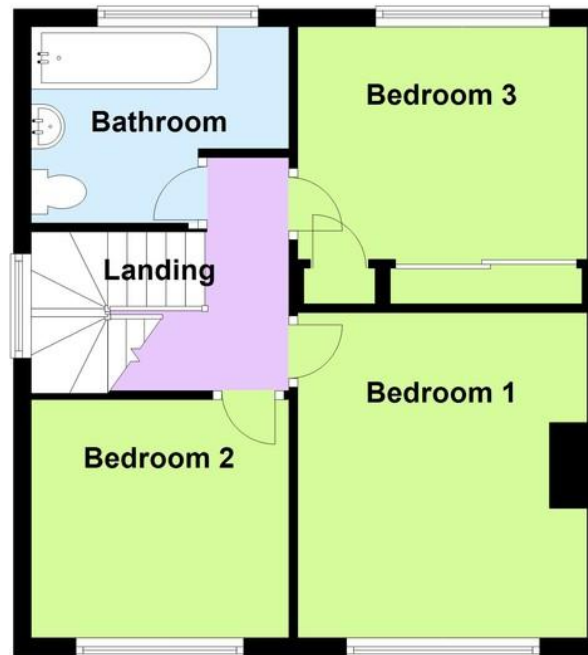
## Ground Floor

Approx. 51.1 sq. metres (549.9 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



## ENTRANCE HALL

### LOUNGE/DINING ROOM

22' 5" x 11' 9" (6.83m x 3.58m)  
max

### KITCHEN

11' 2" x 7' 2" (3.4m x 2.18m)

## STAIRS & FIRST FLOOR LANDING

### BEDROOM 1

12' x 10' 9" (3.66m x 3.28m)

### BEDROOM 2

8' 10" x 9' 6" (2.69m x 2.9m)

### BEDROOM 3

10' 9" x 8' (3.28m x 2.44m)

## BATHROOM/WC

## PRIVATE DRIVE

## GARAGE

## EAST FACING REAR GARDEN

Total area: approx. 94.0 sq. metres (1011.7 sq. feet)

**EPC TO  
FOLLOW**



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