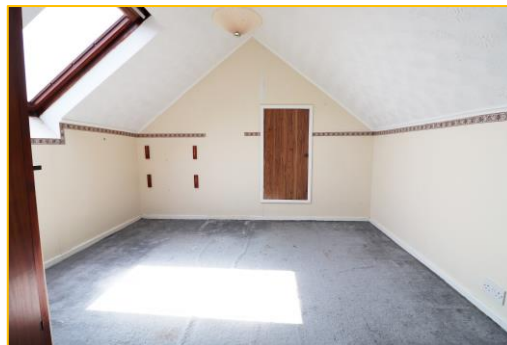




- **THREE BEDROOM BUNGALOW**
- **18'8" LOUNGE 12'8" KITCHEN**
- **13'7" X 10'6" LOFT SPACE/ROOM**
- **WEST FACING REAR GARDEN**
- **GARAGE AND OFF ROAD PARKING**
- **NO ONGOING CHAIN**



35 Clive Avenue
Worthing BN12 4SG

£475,000

A superb three bedroom bungalow situated in Goring-by-Sea, close to local amenities, bus routes and the sea front. Accommodation is versatile and spacious and comprises of a porch, an entrance hall, Lounge, kitchen, three bedrooms, a bathroom and a separate cloakroom. There is also a loft space/room. Externally there is a garden to the front with a driveway providing off road parking and a single garage. To the rear there is a good size West facing garden. Internal viewing is strongly recommended to appreciate it fully. No ongoing chain.

Entrance Porch

Double glazed, double opening doors to the front.

Entrance Hall

Double glazed door to the front. Storage cupboard. Airing Cupboard. Single panel radiator. Stairs to loft space/room.

Lounge 18' 8" x 11' 10" (5.69m x 3.60m)

Leaded light double glazed bay window to the front. Gas, coal effect fire with ornamental timber surround. Double panel radiator.

Kitchen/Breakfast Room 12' 8" max x 11' 10" max (3.86m x 3.60m)

Door and window to the side. Double glazed window to the rear. Roll edge worktops with inset stainless steel, single bowl single drainer sink unit. Space for a cooker and fridge freezer. Space and plumbing for a washing machine. Range of base units and drawers with matching wall mounted cupboards. Double panel radiator.

Bedroom 1 12' 0" x 11' 0" (3.65m x 3.35m)

Leaded light, double glazed window to the front. Single panel radiator.

Bedroom 2 11' 10" x 11' 0" (3.60m x 3.35m)

Double glazed sliding door to the rear garden. Double panel radiator.

Bedroom 3 11' 0" x 7' 0" (3.35m x 2.13m)

Leaded light, double glazed window to the side. Single panel radiator.

Family Bathroom

Part tiled with a window to the side. Panel enclosed bath with a wall mounted electric shower over. Wash hand basin with a vanity cupboard below. Single panel radiator.

Cloakroom

Part tiled with a window to the side. Low level WC.

Loft Space/Room 13' 7" x 10' 6" (4.14m x 3.20m)

Veluxe style window to the side. Door to additional loft space. Eaves Storage cupboard.

Garage 18' 0" x 8' 0" (5.48m x 2.44m)

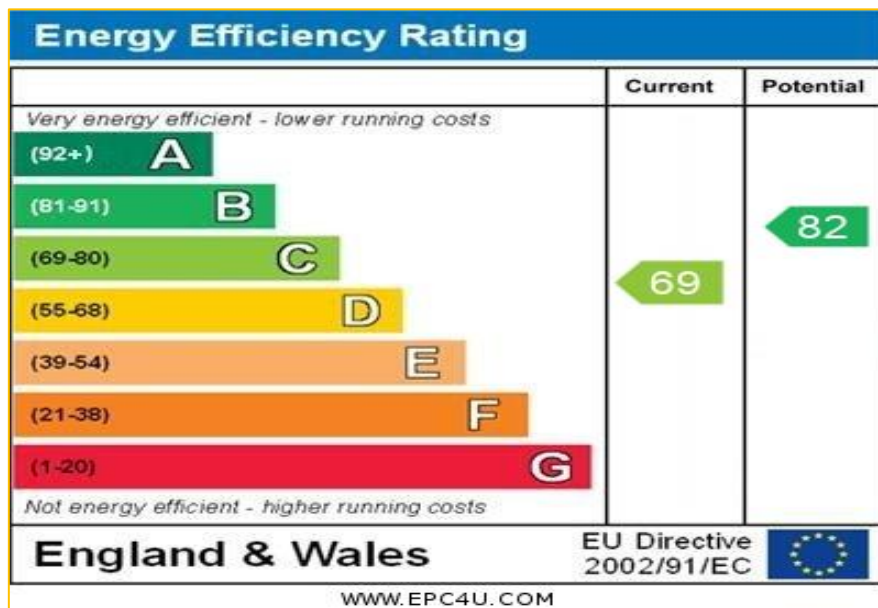
Up and over door. Door giving access to the rear garden. Window to the rear.

Rear Garden

Being of a Westerly aspect with a Paved patio, an area of lawn and mature trees and bushes.

Front garden

Driveway providing off road parking. Area of lawn.

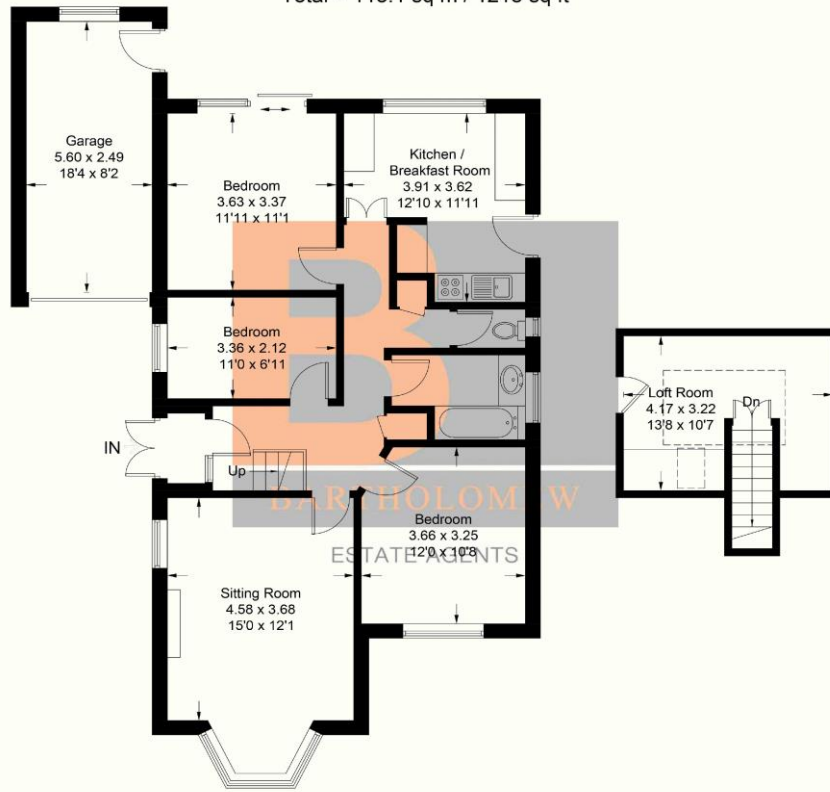


Clive Avenue, Goring, BN12 4SG

Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft
(Including Loft)

Garage = 14.1 sq m / 152 sq ft

Total = 113.1 sq m / 1218 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

traditional values modern thinking