



- 3 BEDROOM BUNGALOW
- 18'2" LOUNGE 11'1" KITCHEN
- EN-SUITE SHOWER ROOM
- GARAGE AND OFF ROAD PARKING
- SCOPE FOR IMPROVEMENT
- NO ONGOING CHAIN



180 Goring Way
Worthing BN12 5BS

**Guide Price £500,000
to £525,000**

A superb three bedroom bungalow situated in Goring-by-Sea, close to local amenities, bus routes, transportation links and the sea front. Accommodation is versatile and spacious and comprises of a porch, an L-shape entrance hall, Lounge, kitchen, three bedrooms, one of which has an En-suite, and an additional family bathroom. Externally there is a garden to the front with a driveway providing off road parking for several cars and a single garage. To the rear there is an enclosed garden. Internal viewing is strongly recommended to appreciate it fully. No ongoing chain.

Entrance Porch

Double glazed door.

Entrance Hall 10' 6" x 5' 2" (3.20m x 1.57m) and 9' 9" x 6' 10" (2.97m x 2.08m)

L-Shaped room entered through a multi pane glazed door. Double panel radiator. Inset ceiling spot lights. Loft access.

Lounge 18' 2" x 12' 0" (5.53m x 3.65m)

Double glazed, leaded light bay window to the front. Two double glazed leaded light windows to the side. Electric fireplace with ornamental surround. Double panel radiator.

Kitchen 11' 1" x 10' 0" (3.38m x 3.05m)

Double glazed door to the side giving access to the rear garden. Double glazed windows to the side and rear. Roll edge worktops with inset stainless steel, single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Fitted oven. Four ring gas hob with stainless steel extractor hood over. Space and plumbing for a washing machine. Spaces for a fridge freezer and tumble dryer. Double panel radiator.

Bedroom 1 15' 7" x 11' 1" (4.75m x 3.38m)

Double glazed, leaded light window to the front. Double panel radiator.

En-suite

Double glazed window to the side. Enclosed shower cubicle with wall mounted controls. Pedestal wash hand basin. Low level WC. Inset spot light.

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

Double glazed, double opening doors to the rear garden. Double glazed windows to the rear. Double panel radiator.

Bedroom 3 9' 4" x 7' 10" (2.84m x 2.39m)

Double glazed, leaded light window to the side. Double panel radiator.

Family Bathroom 7' 8" x 5' 9" (2.34m x 1.75m)

Double glazed window to the side. Panel enclosed bath with mixer tap and separate hand held shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail. Inset ceiling spot lights.

Garage 17' 4" x 8' 0" (5.28m x 2.44m)

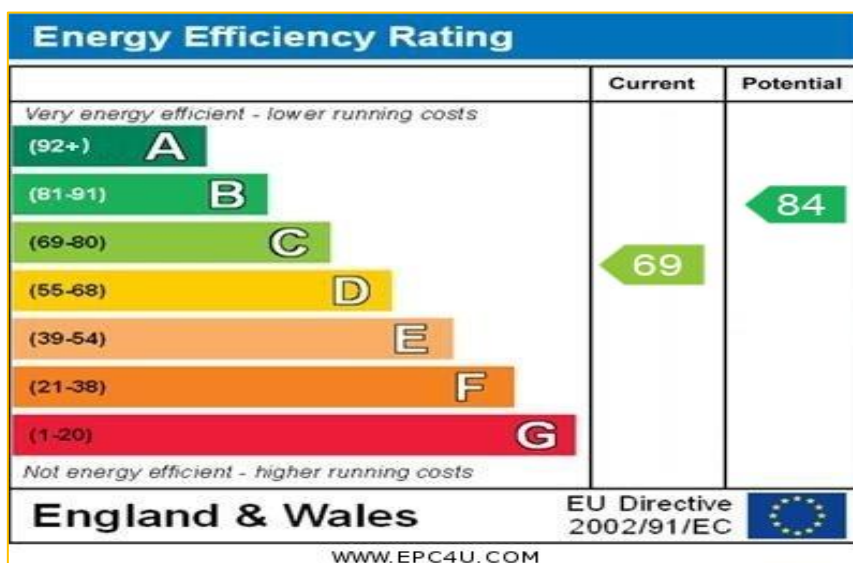
Electric up and over door. Door to the rear giving access to the rear garden. Window to the rear. Power and light.

Front garden

Mainly laid to lawn. Driveway providing off road parking for several cars.

Rear Garden

Mainly laid to lawn with a paved patio area. Summer House. Outside tap. Side access.



Goring Way, Goring, BN12 5BS

Approximate Gross Internal Area = 89.0 sq m / 958 sq ft

Garage = 13.1 sq m / 141 sq ft

Total = 102.1 sq m / 1099 sq ft

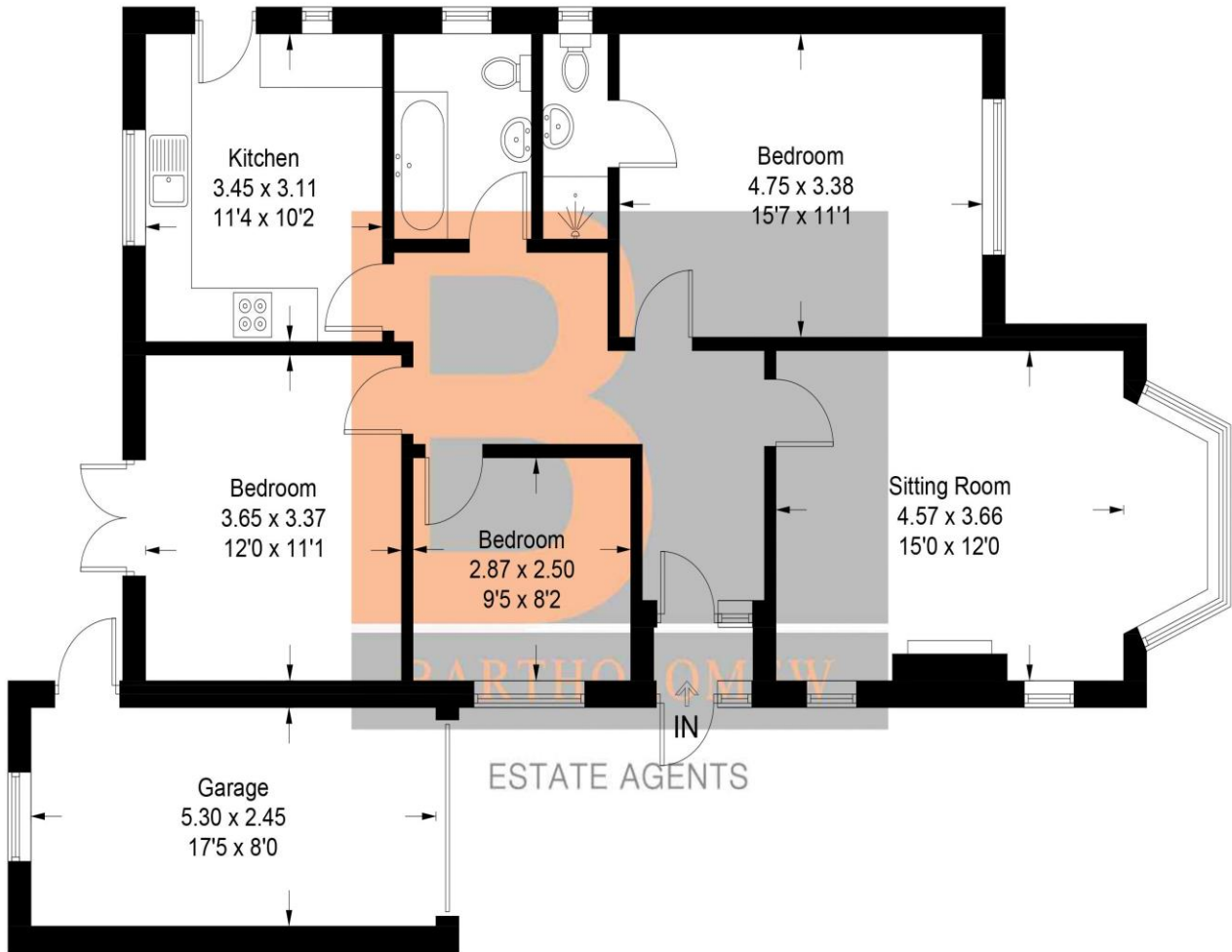


Illustration for identification purposes only, measurements are approximate, not to scale.

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