



3 North Avenue, Goring-By-Sea, Worthing, BN12 4DA

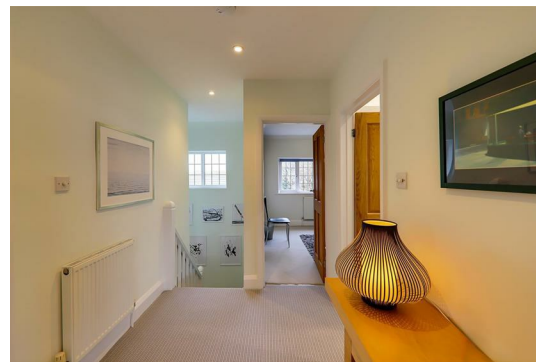
Price £575,000

and company  
**bacon**  
*bespoke*



A fantastic opportunity to purchase this beautifully presented impressive three double bedroom semi detached house in highly sought after South Goring position. This home is located close to the seafront promenade and offers sea glimpses from the first floor. The accommodation is modern, light and spacious comprising, entrance hall, South facing lounge, Open plan refitted kitchen/dining and living space and study/additional reception room. To the first floor there is a spacious landing with three double bedrooms and modern bath/shower room/Wc. There is a rear decked entertaining area, South facing front garden and private driveway. Viewing is highly recommended.

- Semi Detached House
- Close to Beach Promenade
- Impressive Condition
- Feature Kitchen Dining & Living Rm
- South Facing Lounge
- 14' Study / Reception Room
- Modern Bath / Shower Room/Wc
- Sea Glimpses



### Covered Entrance

Front door opening to

### Entrance hall

A spacious and light entrance with Porcelain tiled floor. Staircase rising to the first floor and under stair storage cupboard. Radiator.

### South Facing Lounge

5.36m x 4.01m (17'7" x 13'2")

Southerly aspect double glazed window.

Feature fireplace. Two radiators. Porcelain tiled floor. Double glazed door opening to the front garden.

### Feature Kitchen/Dining Area & Living Room

7.3 max x 5.8 max (23'11" max x 19'0" max )

A true feature of this home with part vaulted ceiling currently arranged in three sections to offer a kitchen, dining room and living space. There are two sets of double glazed double doors give access to the entertaining deck. The room also benefits from four skylights and two modern vertical radiators. A dual tone kitchen with large central island comprising of work surfaces with cupboards and drawers fitted under. Inset one and a half sink unit with flexi hose tap. Fitted five ring gas hob with extractor above and built in eye level oven. Space for washing machine. Integrated dishwasher and wine chiller. Space for American style fridge / freezer. Inset spotlights. Porcelain tiled floor. Double glazed window to side. Radiator. Glazed double doors opening to the study.

### Study / Additional Reception Room

4.52m x 2.18m (14'10" x 7'2" )

Double glazed Southerly aspect window. Radiator. Porcelain tiled floor. Inset spotlights.

### First Floor Landing

A bright and spacious landing with access to all rooms and a high level double glazed window. Access to loft space housing boiler. Radiator. Inset spotlights.

### Bedroom One

3.28m x 4.01m (10'9" x 13'2")

Dual aspect double glazed windows with the Southerly aspect giving a sea glimpse. Radiator.

### Bedroom Two

4.52m x 3.12m (14'10" x 10'3")

Double glazed window giving a sea glimpse. Radiator.

### Bedroom Three

3.51m x 3.28m (11'6" x 10'9")

Measurement into wardrobe recess. Double glazed window. Radiator.

### Bath/Shower Room/Wc

2.5 x 2.4 (8'2" x 7'10")

A modern suite comprising bath with central taps, step in shower cubicle with rainwater shower fitting and additional shower attachment. Pedestal wash hand basin and low level flush Wc. Inset spotlights. Double glazed obscure glass window. Tiled effect floor. Stainless steel towel radiator. Three tiled walls and one painted wall.

### Front Garden

Of popular Southerly aspect. Attractive screen fencing provides a secluded spot for seating with the remainder laid to lawn. CCTV.

### Rear Garden

A secluded decked entertaining area enclosed by fence with lighting. Side access.

### Private Driveway

Shaped brick edge border with gravelled driveway providing off road parking with space for 2-3 cars.

### Required Information

Council tax band: E

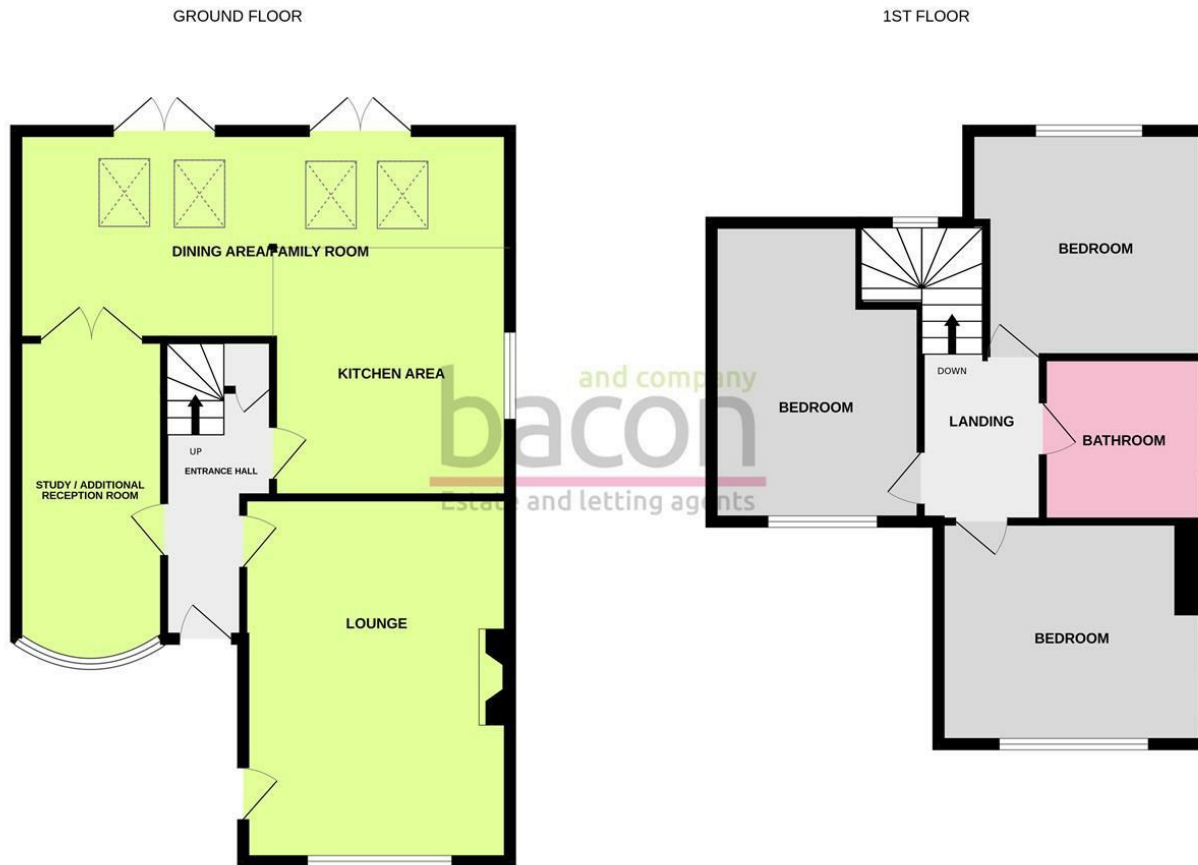
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>62</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

