



26 Trent Road, Goring-By-Sea, Worthing, BN12 4EL
Asking Price £875,000

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bacon
bespoke



Welcome to this charming detached house located on Trent Road in Goring-By-Sea, Worthing. This property boasts two spacious reception rooms, perfect for entertaining guests. With four inviting bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The two well-appointed bathrooms ensure convenience and comfort for all residents. The layout of this house provides a seamless flow between the living spaces, creating a warm and inviting atmosphere throughout. This property is being offered CHAIN FREE so Don't miss the opportunity to make this house your home and enjoy the best of living in Goring-By-Sea. Contact us today to arrange a viewing and experience the charm and elegance that this property has to offer.

- Detached Family Home
- Four Double Bedrooms
- Chain Free
- Two Reception Rooms
- En-Suite to Master Bedroom
- Utility Room
- Off Road Parking for Multiple Cars
- Garage
- Modern Kitchen/Breakfast Room
- Viewing Highly Recommended



Porch

Tiled flooring Throughout. Obscure glazed door providing access to;

Entrance Hall

Floorboards throughout. Original paneled walls. Two Radiators.

Living Room

6.6 x 4.5 (21'7" x 14'9")

Original Parquet flooring throughout. Radiator. Stone fireplace with electric fire. Two original stained glass windows. Feature bay with double glazed window.

Dining Room

4.5 x 4 (14'9" x 13'1")

Floorboards throughout. Original wood wall panelling. Original wood burning fireplace with hearth surround. TV point. Radiator

Conservatory Extension

3.5 x 2 (11'5" x 6'6")

Floorboards throughout. Radiator. Double glazed french doors leading onto rear garden.

Cloakroom

Part tiled walls. Corner vanity sink unit with storage. Low level W/c. Frosted double glazed window.

Kitchen/Breakfast Room

4.6 x 4.4 (15'1" x 14'5")

A true feature of this wonderful home is the modern kitchen .The kitchen suite briefly comprises of; a range of matching wall and base units. A feature island with a range of drawer and cupboard units. Granite worktops throughout. Integrated appliances including, dishwasher, double oven, four ring gas hob with extractor fan above. Further room for various appliances. Stainless steel sink with drainer. Part tiled walls. Two double glazed window. Tiled flooring throughout. Half double glazed door providing access to;

Lean to / Utility area

6.9 x 1.2 (22'7" x 3'11")

Tiled flooring throughout. Wood effect composite worktop with a range of matching wall and base units. Stainless steel sink with drainer. Plumbing and space for washing machine. Two large storage areas. Door providing access to rear garden. Door providing access to front of property.

Stairs to;

First Floor Landing

Frosted double glazed window. Access to loft via hatch. Large storage cupboard housing hot water cylinder. Fitted shelving.

Master Bedroom

6.6 x 4 (21'7" x 13'1")

Carpeted throughout. Feature bay with double glazed windows. A range of bespoke fitted wardrobes and drawer units. Further double glazed window. Radiator. Door providing access to;

En-Suite

Part tiled walls. Corner vanity sink unit with storage unit below. Shower cubicle with electric power shower unit.

Bedroom Two

4.5 x 4 (14'9" x 13'1")

Carpeted Throughout. Fitted wardrobes. Radiator. Double glazed window.

Bedroom Three

4.2 x 3.7 (13'9" x 12'1")

Carpeted throughout. Radiator. Corner vanity sink unit with storage cupboard and drawers below. Part tiled wall. Two large fitted wardrobe units.

Bedroom Four

3.2 x 3.2 (10'5" x 10'5")

Carpeted throughout. Fitted wardrobes with matching drawer unit. Radiator. Double glazed window.

Bathroom

Part tiled walls. Built in vanity sink unit with storage cupboard below. Panelled bath. Walk in shower cubicle with glass screen. Power shower unit. Frosted double glazed window. Radiator.

W/c

Part tiled walls. Corner sink unit. Low level W/c. Frosted double glazed window.

Outside;

Rear

This beautiful enclosed garden briefly comprises of, patio area perfect for seating. Large lawned area with mature shrub and tree borders. Access to side of property with storage shed. Gate leading to front of the property.

Front

Large private driveway with parking for multiple cars. Lawned area with a mature shrub and tree borders. Access to;

Integral Garage

Accessed via up and over door. Power and lighting.

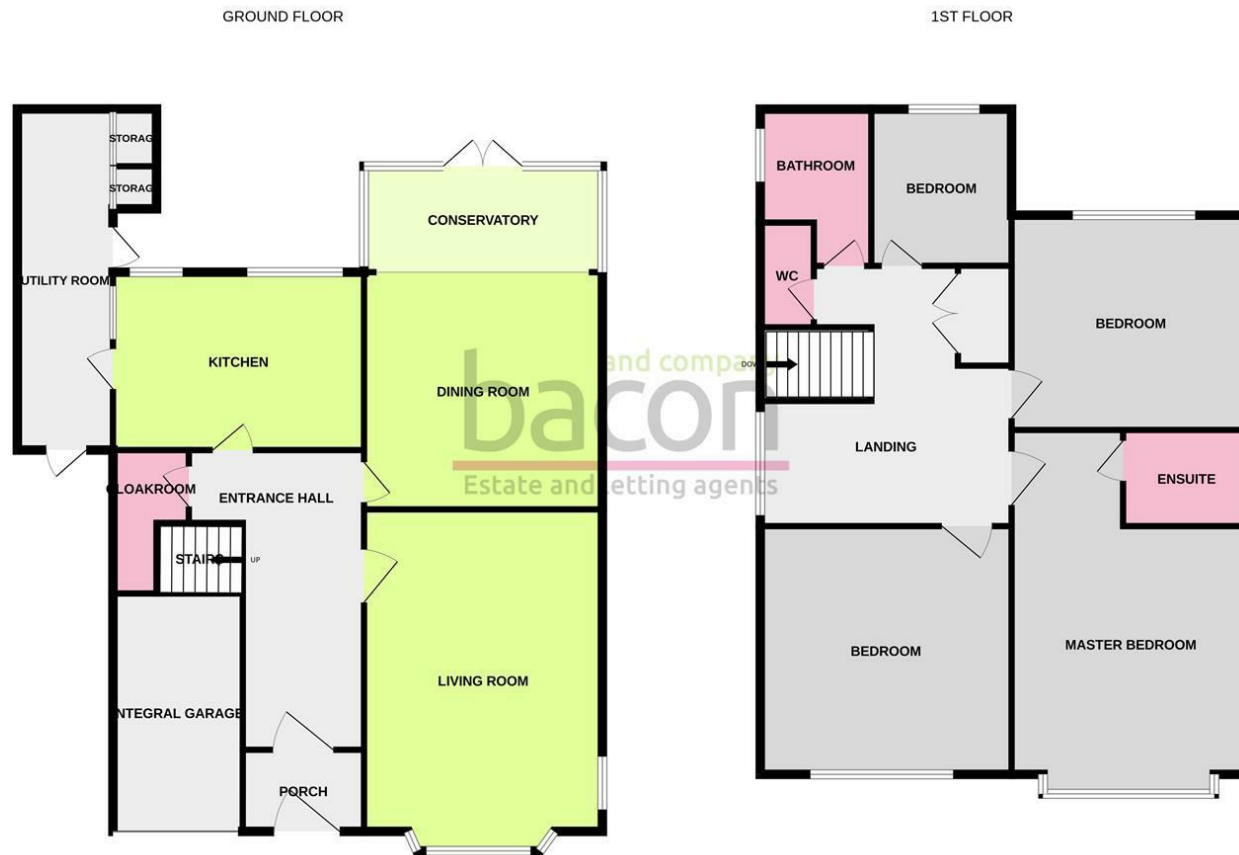
Required Information

Council tax band: E

Draft version: 1

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

