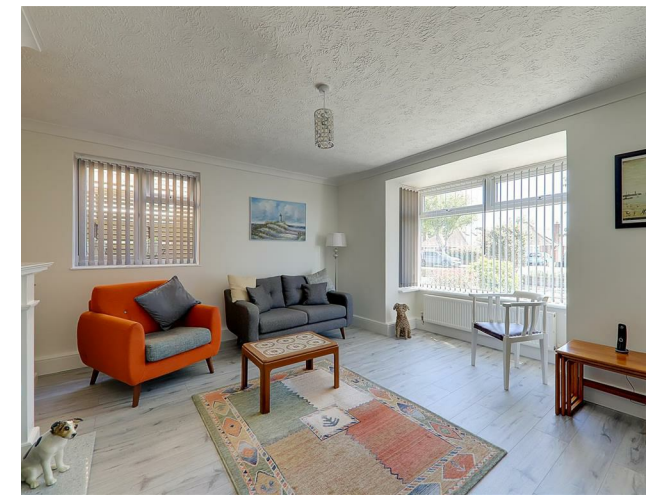




96 Palatine Road, Worthing, BN12 6JW
Guide Price £475,000

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A beautifully presented two / three bedroom detached bungalow in highly sought after Goring. The accommodation briefly comprises, entrance hall, lounge, dining room/bed 3, MODERN KITCHEN, conservatory, two bedrooms and bathroom/Wc. Externally there is a converted detached garage offering annex potential, private driveway with front and rear gardens.

- Immaculate Detached Bungalow
- Modern Fitted Kitchen
- Beautiful Rear Garden
- Off Road Parking
- Converted Detached Garage
- Conservatory
- Gas Fired Central Heating
- Viewing Highly Recommended
- Annexe Potential
- Double Glazed Throughout





Entrance Hall

Floorboards throughout. Radiator. Two large storage cupboards one housing a radiator. Access to loft via hatch with pull down ladder.

Living Room

4.5 x 4.4 (14'9" x 14'5")

Floorboards throughout. Bay with double glazed window with radiator below. Further double glazed window. Feature fireplace with gas fire.

Dining Room

3.5 x 2.6 (11'5" x 8'6")

Carpeted throughout. Radiator half glass french doors leading onto;

Conservatory

3.4 x 3.5 (11'1" x 11'5")

Floorboards throughout. Radiator. Doors leading into rear garden.



Kitchen

3.2 x 2.7 (10'5" x 8'10")

Tiled flooring throughout. Contemporary modern fitted kitchen briefly comprising of a range of matching wall and base units. Composite worktops with breakfast bar. Integrated four ring induction hob with matching electrician double oven. Two double glazed windows. Inset sink with drainer. Spotlights throughout.

Bathroom

Tiled flooring throughout. Fully tiled walls. Panelled bath with shower attachment above. Inset vanity sink unit with storage cupboards below. Low level W/c. Spotlights. Frosted double glazed window. Heated towel rail.

Bedroom One

3.9 x 3.1 (12'9" x 10'2")

Carpeted throughout. Radiator. Double glazed window.



Bedroom Two

3 x 2.3 (9'10" x 7'6")

Floorboards throughout. Radiator. Two double glazed windows. Fitted wardrobes.

Outside;

Front

Half laid to brick half block paved. Ample room for parking multiple cars.

Rear

A true feature of the property is the stunning rear garden. Firstly you have access to the side of the property where you have further off road parking with a covered carport. To the rear you have large area laid to stone shingle. Raised lawn area with mature shrub and tree borders. Large outbuilding suitable for home office. Further shed perfect for all your gardening essentials.

Converted Detached Garage

5.2 x 2.3 (17'0" x 7'6")

Fully converted garage with Annex potential. Reception area with double glazed window. Further Velux window. Separate cloakroom with low level W/c. Corner sink unit with mixer taps.



GROUND FLOOR



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		80
(69-80) C	64	
(55-68) D		
(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.



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