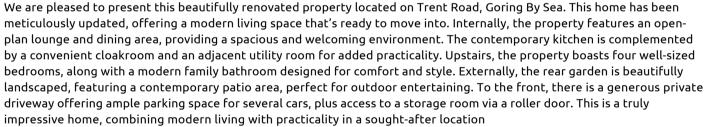


30 Trent Road, Goring-By-Sea, Worthing, BN12 4EL Asking Price £725,000













- Immaculately Presented
- Semi-Detached House
- Four Bedrooms
- Modern Kitchen
- Contemporary Bathroom
- · Large Private Rear Garden
- Off Road Parking for Several cars
- Viewing Highly Recommended



























Entrance Hall

Floorboards throughout. Obscured double glazed window. Radiator. Under-stair storage cupboard.

Living Room

5.4 x 4.2 (17'8" x 13'9")

Floorboards throughout. Feature bay with double glazed windows. Original fireplace with stone hearth surround. Radiator.

Dining Room

4.2 x 3.9 (13'9" x 12'9")

Floorboards throughout. Radiator. Original fireplace with stone hearth surround. Inset built in storage units. Contemporary Tri-Fold doors leading onto rear garden.

Kitchen

4.6 x 3.2 (15'1" x 10'5")

A modern fitted kitchen briefly comprising; roll edge work surfaces. A range of matching wall and base units. Inset sink with drainer. Integrated appliances including dishwasher, oven with four ring induction hob above. Double glazed window. Further frosted double glazed window. Radiator. Spotlights.

Cloakroom

Low level Wc with matching wash hand basin. Spotlight. Frosted double glazed window.

Utility Room

2.4 x 2.3 (7'10" x 7'6")

Roll edge work surfaces. Inset stainless steel sink. Space for washing machine and tumble dryer. Double storage cupboard housing hot water cylinder. Door providing access to side and rear garden. Cupboard housing condensing boiler.

Stairs to;

First Floor Landing

Carpeted throughout. Radiator. Double glazed window. Doors providing access to storage cupboard.

Bedroom One

5.4 x 4.2 (17'8" x 13'9")

Carpeted throughout. Feature bay with double glazed windows.

Bedroom Two

4.2 x 3.9 (13'9" x 12'9")

Carpeted throughout. Radiator. Double glazed window.

Bedroom Three

4.9 x 2.4 (16'0" x 7'10")

Carpeted throughout. Double glazed window. Radiator.

Bedroom Four

2.5 x 2.1 (8'2" x 6'10")

Carpeted throughout. Double glazed window. Radiator.

Bathroom

Tiled flooring throughout. Part tiled walls. Panelled spa bath with waterfall shower head above. Inset vanity sink unit with storage drawers below. Spotlights. Obscured double glazed window. Wall mounted heated towel rail.

Separate Wc

low level wc. Radiator. Frosted double glazed window.

Rear Garden

Large contemporary patio area perfect for seating. Mainly laid to lawn with mature tree and shrub borders. Side access.

Front

Large private driveway providing parking for multiple cars. Stone pebble border with further raised bed border. Roller door providing access to storage room.





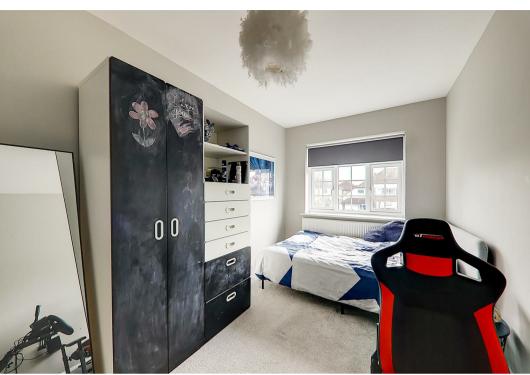














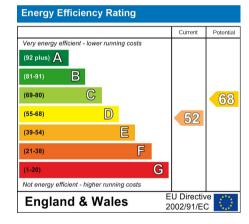


GROUND FLOOR 1ST FLOOR





Whist 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 statement is plan is for illustrative purposes only and should be used as such by any prospective purchaser. The statement is plan is for illustrative purposes only and should be used as such by any prospective purchaser. The statement is such as the sta



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.





