



**30 Tagalie Square, Worthing, BN13 1FH**  
**Offers In Excess Of £450,000**

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A fantastic opportunity to purchase this four double bedroom modern family home located on Cissbury Chase in Goring. Built in 2015 by Barratts this Heywood home offers the remaining NHBC guarantees. The property is sited in a desirable position within the development with a private car port and views over the central green. The accommodation briefly comprises, entrance hall, cloakroom/Wc, spacious lounge/dining room, kitchen, first floor landing, two double bedrooms, Jack and Jill shower room/Wc, second floor landing, two further double bedrooms and family bathroom/Wc.

- Four Double Bedrooms
- Private Car Port
- Two Bathrooms
- West Facing Rear Garden
- Lounge/Diner
- Popular Goring Location
- Large Green Space to The Front
- Viewing Highly Recommended









### Entrance Hall

Staircase rising to the first floor. Radiator. Central heating thermostat.

### Cloakroom/Wc

Low level flush Wc. Corner pedestal wash hand basin. Radiator. Extractor fan.

### Kitchen

4.69 x 2.46 (15'4" x 8'0")

Range of work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Fitted gas hob with oven under and extractor above. Space for washing machine. Integrated dishwasher and Integrated Fridge/freezer. Range of matching wall cupboards. Part tiled walls. Radiator. Double glazed bay window. Inset spotlights.

### Lounge/Diner

7.42 x 4.59 (24'4" x 15'0")

Part vaulted roof with Velux windows. Two radiators. Double glazed windows and double doors opening to the rear garden. Fitted storage cupboard.

### First Floor Landing

Radiator. Staircase rising to second floor.

### Bedroom One

4.01 x 3.71 (13'1" x 12'2")

Two double glazed windows. Radiator. Door to shower room/Wc.

### Jack and Jill Shower Room/Wc

2.54 x 1.40 (8'3" x 4'7")

Step in double shower cubicle with independent shower, pedestal wash hand basin and low level flush Wc. Radiator. Shaver point. Part tiled walls. Extractor fan. Inset spotlights.

### Bedroom Two

4.64 max x 2.90 max (15'2" max x 9'6" max)

Maximum measurements taken. Two double glazed windows over looking the central green. Radiator.

### Second Floor Landing

Airing cupboard housing hot water cylinder and shelves. Access to remaining roof space.

### Bedroom Three

4.59 x 3.66 max (15'0" x 12'0" max)

Two double glazed windows over looking the rear garden. Radiator.

### Bedroom Four

4.46 x 2.85 (14'7" x 9'4")

Double glazed window over looking the central green. Radiator.

### Bathroom/Wc

2.91 x 1.98 (9'6" x 6'5")

Suite comprising panelled bath with shower attachment, vanity surface with inset wash hand basin and low level flush Wc. Shaver point. Part tiled walls. Inset spotlights. Extractor fan. Radiator. Fitted storage cupboard.

### Rear Garden

Laid to artificial lawn with paved pathway to rear gate. Enclosed by fencing. Path leading to rear access via Car Port .

### Private Car Port

Parking for 1 car with space for a further car in front.

### Required Information

Estate Management Charge:

Council tax band: D

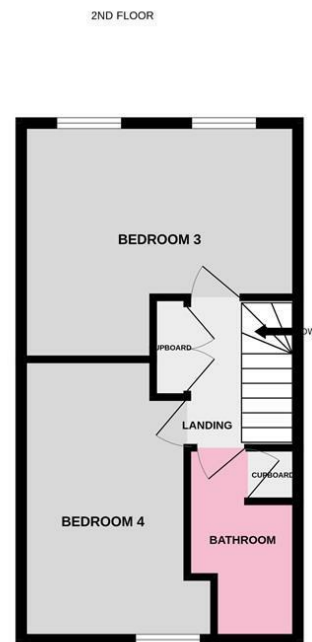
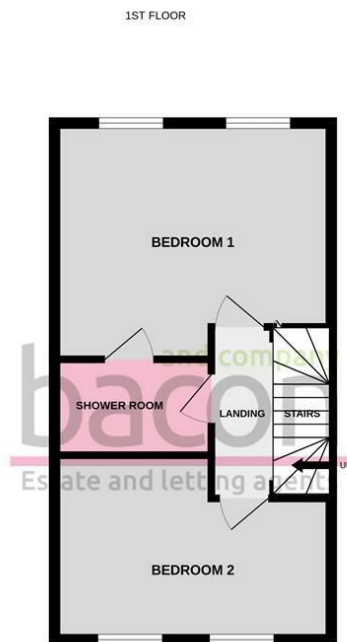
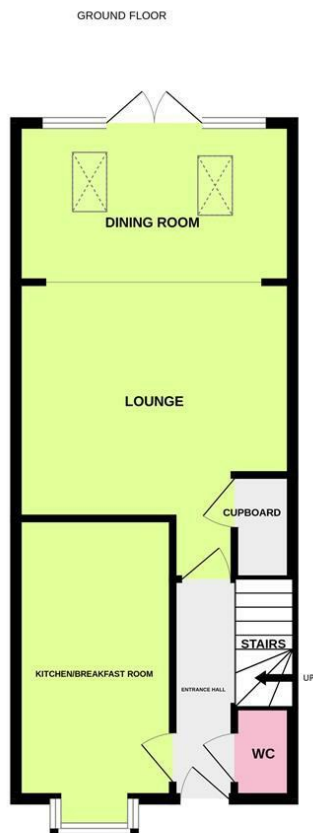
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.









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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



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