



1 Barrington Close, Worthing, BN12 4RJ

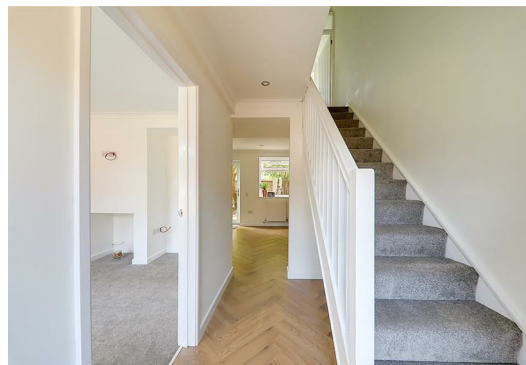
Asking Price £350,000

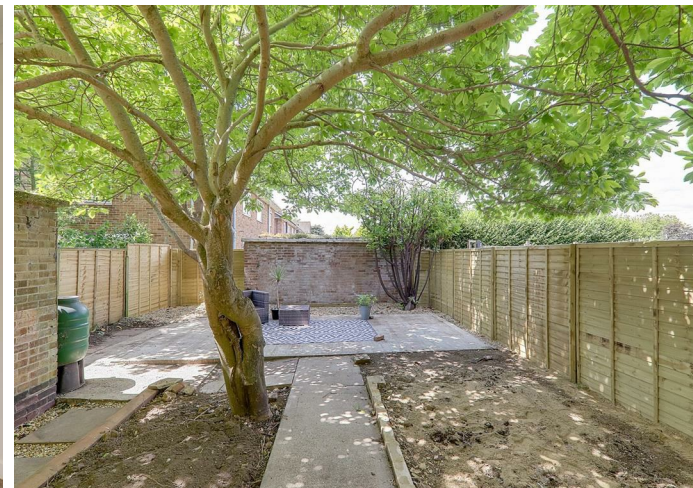
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Estate and letting agents



A fantastic opportunity to purchase this recently refurbished two bedroom end of terrace home located in Goring within walking distance of local schools, shops and transport links. The property features a separate front living room and a kitchen/dining room to the rear, two double bedrooms, bathroom and a separate W/C. Externally the property benefits from potential off road parking to the side of the property and a west facing garden. The property is offered chain free and internal viewing is highly recommended.

- Two Double Bedrooms
- End Of Terrace
- Newly Referbished
- West Facing Garden
- Near Local Shops
- Open Plan Modern Kitchen/Diner
- Opportunity For Off Road Parking
- CHAIN FREE





### Entrance Hall

Herringbone engineered wood flooring throughout the entrance hall. Levelled ceiling with spotlights. Understairs alcove.

### Living Room

4.05 x 3.47 (13'3" x 11'4")

Front facing living room. Feature alcove with a high level TV point and socket. Grey carpet. Double glazed window. Pendant light. Radiator. Glass panelled door.

### Kitchen/Diner

5.56 x 3.31 narrowing to 2.41 (18'2" x 10'10" narrowing to 7'10") Roll top work surfaces with a range of matt contemporary cupboards and draws and matching wall cupboards. Inset single drainer sink unit. Plumbing and space for dishwasher and washing machine. Four ring induction hob with extractor fan above. Low level oven. Inset spotlights. Wall mounted 'Ideal' boiler concealed in cupboard. Double glazed windows. Herringbone engineered wood flooring. Space of a dining area. Door leading to garden.

### First Floor Landing

Light grey carpet. Inset spotlights. Cupboard. Access to loft hatch. White panelled doors leading to all first floor rooms.

### Bedroom One

4.56 x 2.89 (14'11" x 9'5")

Large double bedroom to the front of the property. Two built in

wardrobes. Feature panelled wall. Light grey carpet. Pendant light. Double glazed window. Radiator.

### Bedroom Two

2.95 x 2.94 (9'8" x 9'7")

Double bedroom to the rear of the property overlooking the garden. Fitted wardrobe. Light grey carpet. Pendant light. Double glazed window.

### Bathroom

1.67 x 1.56 (5'5" x 5'1")

Newly fitted bathroom. Full length bath with C-sprout mixer tap and riser rail shower attachment above. Wash hand basin with cabinet storage below. Heated towel rail. Obscured double glazed window. Mostly tiled walls with contrasting feature wall. Inset spotlights.

### W/C

1.77 x 0.82 (5'9" x 2'8")

Separate W/C with low level concealed cistern toilet with multi function flush. Obscured window. Half tiled walls. Inset spotlights.

### Rear Garden

West facing garden with plenty of privacy created by the well established tree. Central path leading to a concrete patio area. Two brick built storage sheds. Please note: grass will be laid to hand side of the path prior to completion.

### Front Garden

Grassed to the front of the property. Path leading to front door. Area to the south of the property provides space for parking subject to a drop kerb being added. Gate leading to rear garden.

### Additional information

The property has been fully refurbished and benefits from a new roof. The home is offered turn key and ready of immediate occupation.

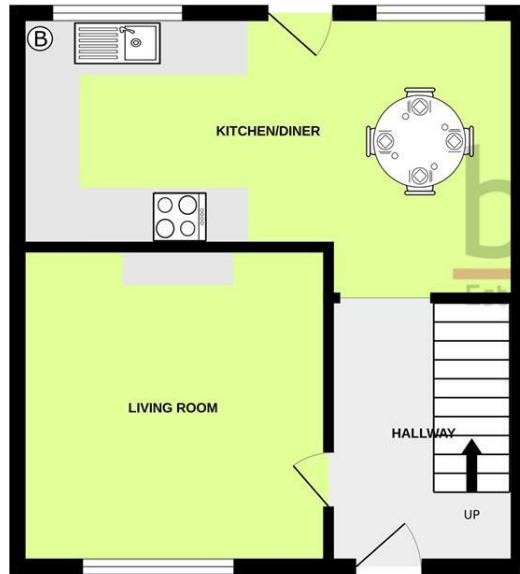
Council tax band: B

Draft version:

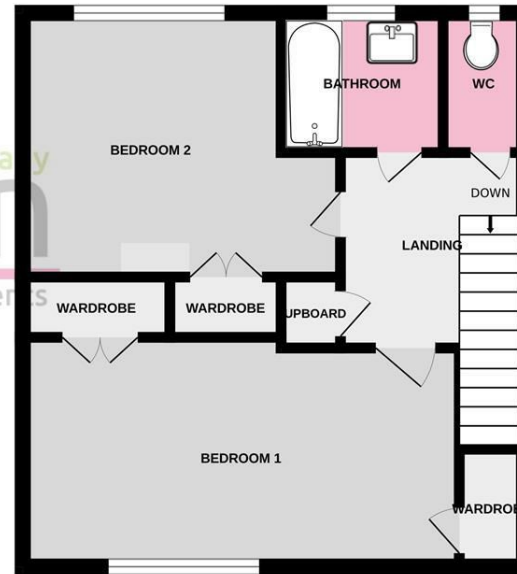
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      | 79        |
| (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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