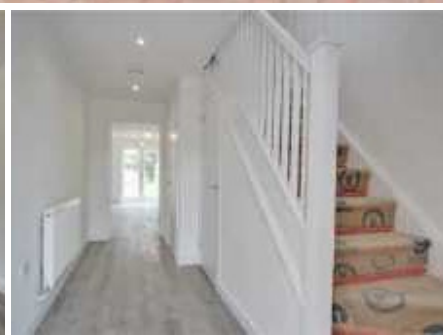


Helping you move
home since 1990

1
1
3



43 Mulberry Lane
Worthing BN12 4QU
Guide price
£375,000



and company
bacon
Estate agents



PART EXCHANGE AVAILABLE *****GUIDE PRICE £375,000 to £400,000*****

A unique opportunity to purchase this BRAND NEW three bedroom semi detached house located in the south after catchment of Goring By Sea. The accommodation briefly comprises of an entrance hall, ground floor W.C, kitchen, lounge/ dining room, first floor landing, three bedrooms and family bathroom. Externally the property benefits from having a private WEST aspect rear garden and block paved off street parking.



Entrance Hall

Accessed via a composite front door with side double glazed window. Levelled ceiling.

Hallway

Radiator. Under stairs storage cupboard. Stairs rising to the first floor. Levelled ceiling.

Ground Floor W.C

Vanity unit wash hand basin with mixer taps and storage cupboards below. Low level flush W.C. Levelled ceiling.

Lounge/Dining Room

Dual aspect via double glazed windows and French doors leading out to the private West aspect rear garden. Two radiators. Levelled ceiling.

Kitchen

A fitted suite comprising of a one and a half bowl sink drainer unit with mixer taps and storage cupboards below. Areas or roll top worksurfaces with additional cupboard and drawers below. Wall mounted boiler situated



in cupboard. Levelled ceiling with inset spotlights.

First Floor Landing

East aspect via double glazed window. Access to loft space. Levelled ceiling with inset spotlights.

Bedroom One

East aspect via double glazed window. Radiator. Levelled ceiling.

Bedroom Two

West aspect via double glazed window. Radiator. Levelled ceiling.

Bedroom Three

West aspect via double glazed window. Radiator. Levelled ceiling.

Family Bathroom

A fitted suite comprising of a tiled panelled bath with mixer taps and mains powered shower. Floating vanity unit wash hand basin with mixer taps. Low level flush W.C. Wall



mounted radiator. Levelled ceiling ceiling with inset spotlights. Extractor. Frosted double glazed window.

Outside

Private West Rear Garden

Being a particular feature of the home this private West aspect rear garden will be mainly laid to lawn with an initial patio area offering space for table and chairs.

Off Street Parking

Blocked paved frontage offering ample space.

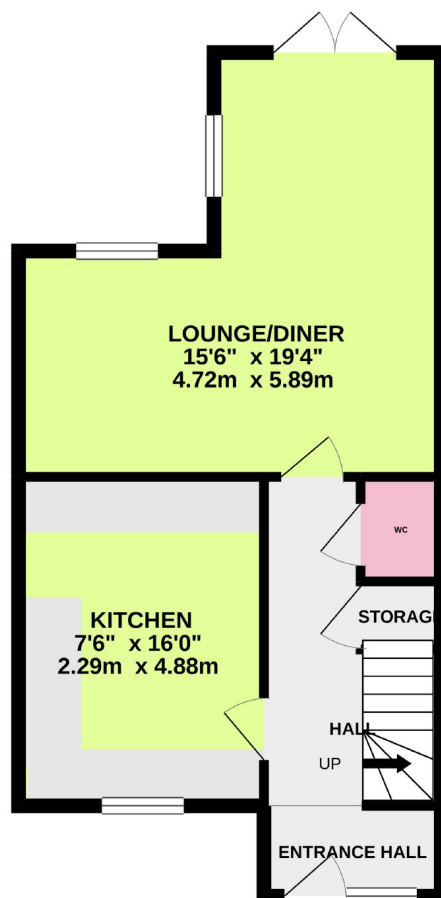
Tenure

Freehold

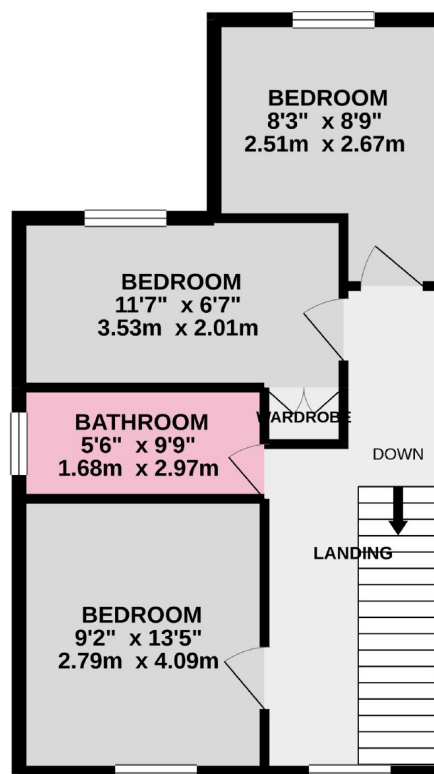
Council Tax Band

Local Authority

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.
Made with Metropix ©2020

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.

Helping you move
home since 1990

baconandco.co.uk

72 Goring Road, Goring-by-sea,
Worthing, West Sussex, BN12
4AB
01903 520002
goring@baconandco.co.uk

