



58a Mill Road, Worthing, BN11 5DT
Guide Price £350,000



We are delighted to offer this fantastic property located in Mill Road, Goring-By-Sea. The internal accommodation briefly comprises of Three double bedrooms, lounge/dinner, kitchen with further prep room/utility room, large shower room. Externally you have the benefits of a sizable private garden with various storage units. Off road parking via a private driveway with access to private detached garage. This property is being offered Chain Free.

- Three Double Bedrooms
- Living Room/Diner
- Chain Free
- Private Garden
- Off Road Parking
- Detached Garage





Private Entrance

Via External Gate leading through the private garden up covered staircase to the first floor front door.

Spacious Entrance Hall

Access hatch to large loft. Scope for extension (STCP)

Lounge / dining Room

5.970 x 4.332 (19'7" x 14'2")
Carpeted throughout. Two double glazed windows. Feature Bay Area perfect for seating.

Kitchen

2.890 x 1.789 (9'5" x 5'10")
A range of matching wall and base units. Roll edge work surfaces. part tiled walls. Inset stainless steel sink. Built in double oven. Four ring gas hob. obscured double glazed window.



Bedroom One

5.006 into bay x 3.620 (16'5" into bay x 11'10")
Carpeted throughout. Radiator. Double glazed window.

Utility / Prep Room

3.178 x 1.937 (10'5" x 6'4")

Bedroom Two

4.230 x 3.185 (13'10" x 10'5")
Carpeted throughout. Radiator. Double glazed window

Bedroom Three

5.131 x 3.974 (16'10" x 13'0")
Carpeted throughout. Radiator. Double Glazed window.

Shower Room/Wc

Part tiled walls. wall mounted heated towel rail.



shower cubicle. Low level W/C. Matching wash hand basin.

Private Driveway

Off road parking for 1 car.

Private Garden

Laid to concrete throughout.

Garage

Sizable pitch roofed garage. Power and Lighting. To the rear to have a further outside store room and outside toilet.

Required Information

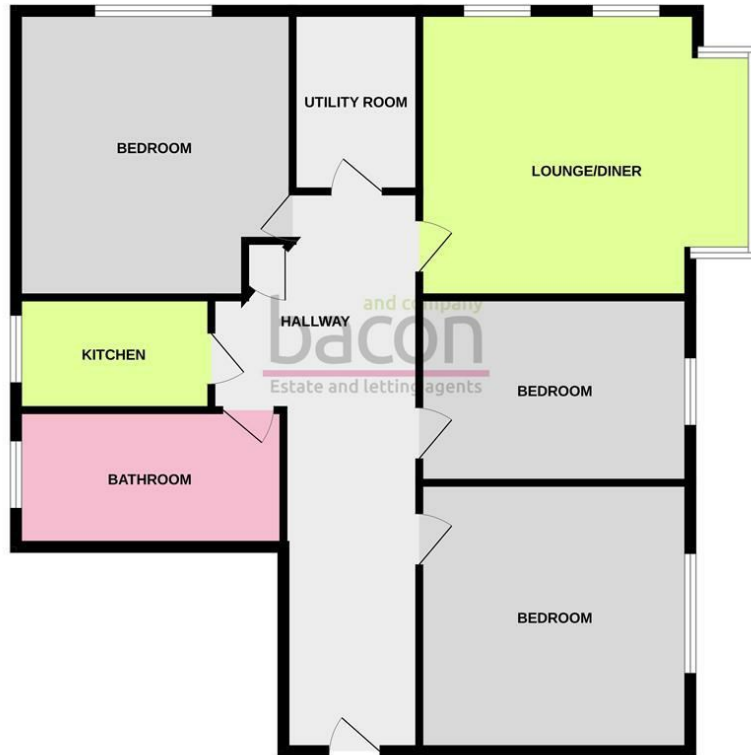
Length of lease: 78 years - Share Of Freehold
Annual service charge: As and when

Draft version:


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



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			
(69-80) C		73	76
(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.

