



The Quadrant | Goring- By-Sea | West Sussex | BN12 6HE  
Offers Over £300,000



We are pleased to be able to offer mid terrace house to the market. The property offers three bedrooms, family bathroom, lounge/dining room, modern fitted kitchen and a good size rear garden.



## Key Features

- Mid Terrace House
- Three Bedrooms
- Lounge/ Dining Room
- Modern Fitted Kitchen
- Family Bathroom
- Rear Garden
- Gas Fired Central Heating & Double Glazed Windows
- Three Brick Built Storage Sheds
- Bus Routes Nearby



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Porch door leading into the porch with access to the entrance hall via the front door. Doors leading to the lounge and to the kitchen. The lounge/ dining room measures 25'5ft x 12'1ft and benefits from a gas fire and fire surround, double doors leading out to the rear garden and sliding door leading to the modern fitted kitchen. The modern fitted kitchen comprises of wall and base units, integrated dishwasher, built in double oven, gas hob. space for fridge/ freezer and two bowl sinks. On the first floor there are three bedrooms all benefitting from built in wardrobes. The bathroom comprises of p shape bath, glass shower screen, wash hand basin, WC, cupboard housing the washing machine.

### EXTERNAL

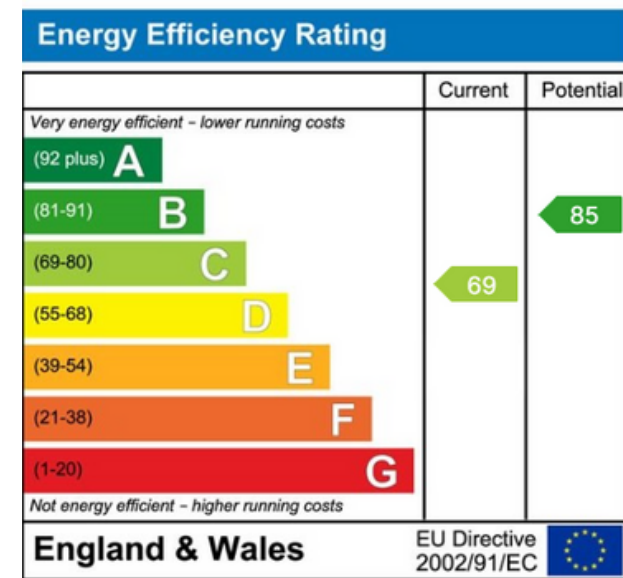
To the front of the property it has been laid to grey shingle with flower bed borders, EV charging point, side access to the rear garden via timber gate. The rear garden has been laid to decking, patio and artificial lawn, floral borders with mature shrubs and trees, access to two brick built storage sheds with power and an outside WC.

### SITUATED

Situated in the Quadrant, local amenities can be found close by on the Strand Shopping Parade within 0.6 miles away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas theatres and leisure facilities is approximately two and a half miles away, The nearest station is Durrington which is approximately 0.6 miles away. Bus services run nearby on The Strand.

Council Tax Band B





## Property Details:

Floor area (as quoted by EPC: 81 sqm)

Tenure: Freehold

Council tax band: B



Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.