



Kithurst Drive | Goring-By-Sea | West Sussex | BN12 6AW  
Offers Over £350,000





A three bedroom, link detached bungalow to the market. The property benefits from a south facing lounge, kitchen and wet room. The bungalow benefits from a south facing rear garden, off road parking, garage and no ongoing chain.



## Key Features

- Link Detached Bungalow
- Three Bedrooms
- South Facing Lounge
- Kitchen
- Wet Room
- South Facing Garden
- Garage
- Off Road Parking
- No Ongoing Chain
- Bus Routes Nearby



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Front door leading into entrance hall with access to all rooms and storage cupboards, there are three bedrooms. Bedroom one and two offer built in storage. Fitted kitchen with units, spaces for all appliances and door to side. South facing lounge with sliding doors to the rear garden.

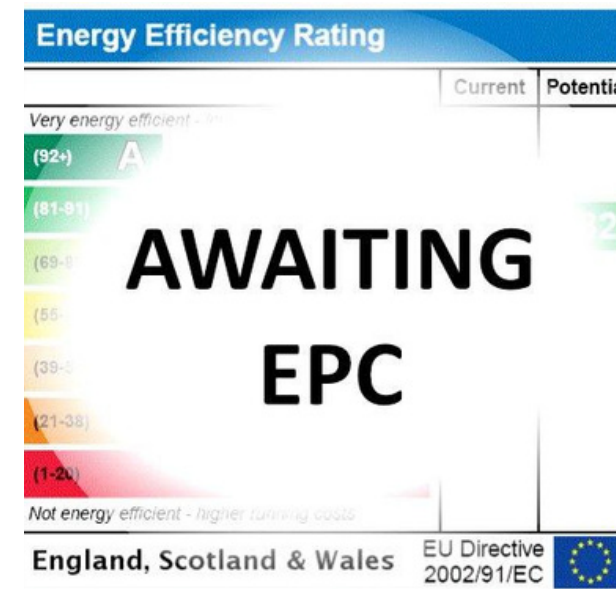
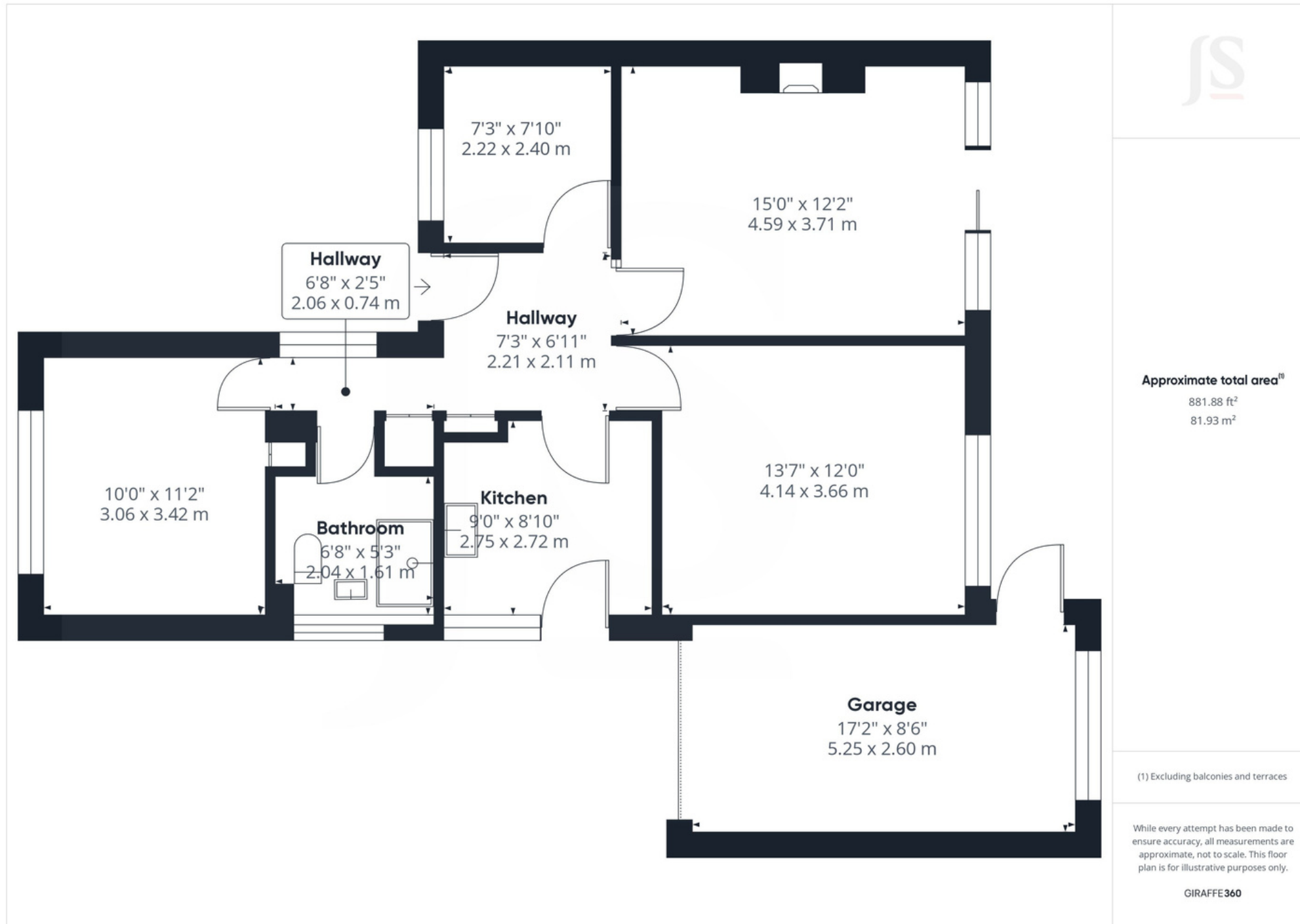
### EXTERNAL

To the front there is off road parking leading to the garage, laid to lawn and pathway to front door. The rear garden is south facing and has been laid to lawn with pathway to the rear, floral and shrubbery borders and access to the garage.

### LOCATION

in Kithurst Crescent, there are bus routes along adjoining Boxgrove. There are limited shopping facilities located on close by Palatine Road and Goring high street is within driving distance. Durrington offers a Tesco Extra site with plenty of amenities and Worthing town centre is within driving distance.





## Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: FREEHOLD

Council tax band: D

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.