



Warnham Road, Goring-By-Sea , West Sussex, BN12 4LL  
Offers Over £650,000



A detached bungalow situated in a very convenient location in Goring-By-Sea. The bungalow offers two double bedrooms, two reception rooms, two bathrooms and modern fitted kitchen/ breakfast room. The property is situated on a corner plot offering a wonderful secluded garden and benefits from off road parking and garage.



## Key Features

- Detached Bungalow
- Two Double Bedrooms
- Modern Fitted Kitchen/ Breakfast Room
- South Facing Lounge
- Dining Room
- Bathroom & En suite
- Garage
- Off Road Parking
- South Facing Secluded Rear Garden



**2 Bedrooms**



**1 Bathrooms**



**2 Reception Room**

### INTERNAL

Front door leading into the entrance porch with secondary door into the good size entrance hall with access to all rooms. The property offers two double bedrooms to the front of the property with bay fronted windows. The primary bedroom benefits from built in wardrobes and access into the en-suite shower room. The en-suite comprises of corner shower, wash hand basin and WC. The main bathroom offer bath, wash hand basin and WC. The modern fitted kitchen/ breakfast room comprises of cream gloss units with integrated fridge and freezer, eye level conventional microwave and oven, induction hob, integrated washing machine, water softener, sink, drainer and door to the side. The south facing lounge offers double doors onto the rear garden and an opening into the dining room.

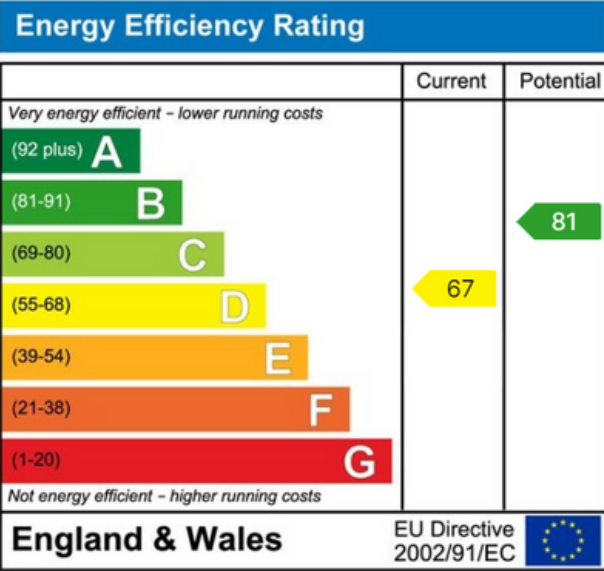
### EXTERNAL

The property is situated on a corner plot. To the front there is off road parking leading to the garage which offers an electric up and over door. The front has been mainly laid to lawn with hawthorn shrubs and trees. Timber gate giving side access and door leading through the garage to the rear garden. The rear garden is south facing offering a brick built, timber framed covered seating area and patio. Mainly laid to lawn with feature floral beds surrounding the sycamore trees and timber shed.

### LOCATION

Positioned in the desirable Warnham Road, the bungalow is in a quiet residential location 0.5 miles from Goring seafront & greensward. Bus routes run along close by Goring Road and the Mulberry shopping parade is 0.3 miles away with convenience stores and eateries. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2 miles away.





**Property Details:**

Floor area (as quoted by EPC: 95 sqm)

Tenure: Freehold

Council tax band: F

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.