



Cumberland Avenue, Goring-by-sea, Worthing, BN12 6JX
Guide Price £440,000



We are pleased to be able to offer a link detached house to the market. The property offers three bedrooms, south facing lounge, modern fitted kitchen/ breakfast room, ground floor cloakroom and re-fitted family bathroom. The link detached house also benefits from private rear garden, off road parking and garage.



Key Features

- Link Detached House
- Three Bedrooms
- South Facing Lounge
- Modern Kitchen/ Breakfast Room
- Ground Floor Cloakroom
- Modern Family Bathroom
- Private Rear Garden
- Off Road Parking
- Double Glazed Windows
- Popular Residential Area



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance hall with access to the ground floor cloakroom, south facing lounge and modern fitted kitchen/ breakfast room. The south facing lounge measures 19'7ft x 11'10ft and offers a feature fire surround. The modern kitchen/ breakfast room offers two tone wall and base units, wood effect laminate worksurface, space for freestanding oven, concealed extractor, space for washing machine, dishwasher and fridge/ freezer, inset 1 and 1/2 bowl sink, drainer, built in wine cooler, dual aspect double glazed windows and door leading out to the side with access to the rear garden. On the first floor there are three good size bedrooms. The modern family bathroom comprises of white suite with paneled bath, mixer taps, waterfall shower above, hand held shower attachment and glass shower screen. Concealed low level push button flush WC with vanity unit and wash hand basin with mixer tap. Wall mounted ladder style heated towel rail.

EXTERNAL

To the front of the property there is off road parking leading to the garage with section of the front laid to lawn with shrub borders. The rear garden has been mainly laid to lawn with raised floral borders, patio area providing ample space for outdoor furniture, pathway to the rear with raised patio providing secondary seating area, wooden timber shed, access to the garage and side access.

LOCATION

in Cumberland Avenue, the house falls within a popular and quiet residential area. Bus routes can be found close by on The Boulevard. Local amenities can be found on The Strand shopping parade including pharmacy, butchers, convenience stores & a medical centre approximately 0.5 miles away. The closest train station is Durrington-On-Sea, positioned 0.8 miles away and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2.5 miles away.

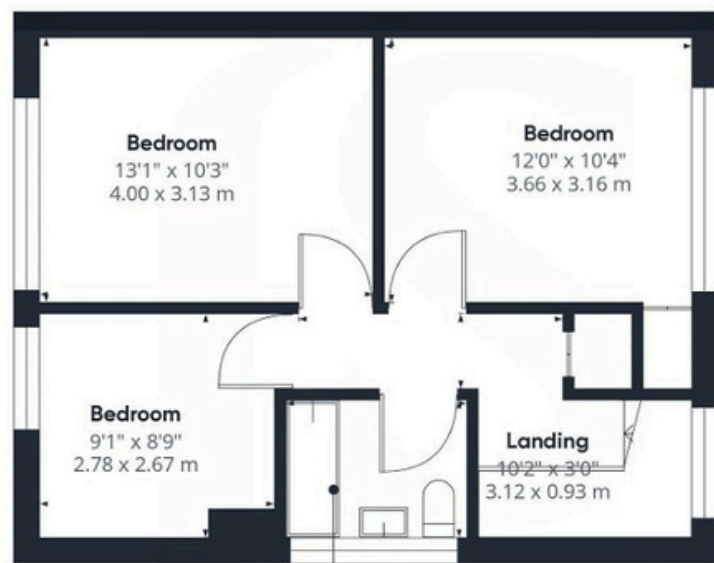
COUNCIL TAX BAND

D





Floor 0



Floor 1



Approximate total area⁽¹⁾

944.41 ft²
87.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 95 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.