



The Strand, Goring-by-Sea, Worthing, BN12 6DU  
Offers Over £300,000





We are pleased to offer a mid terrace house to the market. The property offers three bedrooms, two reception rooms, modern kitchen, bathroom & separate WC. The house also benefits from off road parking, rear garden, utility room and good size garden room.



## Key Features

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Utility Room
- Garden Room Currently Being Used As A Workshop
- Off Road Parking
- Rear Garden
- Close To Local Transport Links
- Vendors Suited



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Front door leading into the entrance hall with access to under stairs storage and doors to the kitchen and lounge. The lounge is south facing with the benefit of a log burner, opening into the dining room. (the current owners will be taking the log burner unless negotiated in the price) The dining room offers access via a door into the kitchen. The modern kitchen comprises of wall and base units built in double oven, gas hob, sink, drainer, space for dishwasher, space for fridge/ freezer and door leading out to the rear garden. The utility room is located in the outbuilding and benefits from space and plumbing for a washing machine, space for tumble dryer, butlers sink, electric hand held shower and storage units. On the first floor there is access to a good size storage cupboard and airing cupboard housing the gas fired combi boiler. There are two double bedrooms and a single bedroom. All bedrooms benefits from built in storage. The bathroom comprises of bath with shower above and mixer taps, wash hand basin and storage below. The WC is located just next door to the bathroom.

### EXTERNAL

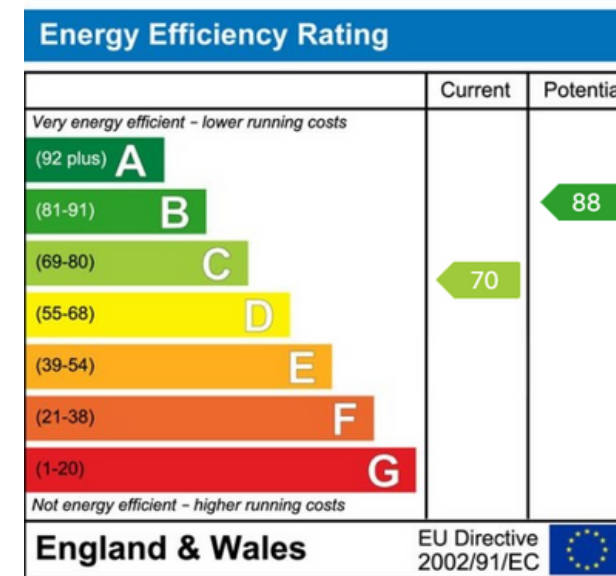
To the front there is off road parking and pathway leading to the rear garden with access with a timber gate. The rear garden has been laid to lawn with pathway leading to the outbuilding. The outbuilding offers two storage cupboards and access to the utility room. Pathway leading to the garden room which is currently being used as a workshop, double glazed windows, power and access to the internet.

### LOCATION

Situated on The Strand, local amenities can be found close by on the Strand Shopping Parade within 0.5 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 0.5 miles away. Bus services run nearby on The Strand.

Council Tax Band B





## Property Details:

Floor area (as quoted by EPC: 83 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.