



Lancaster Road, Goring-by-Sea, Worthing, BN12 4BP  
Guide Price of £450,000





We are pleased to be able to offer a detached bungalow situated in Goring-By-Sea. The property offers three bedrooms, lounge, fitted kitchen and bathroom. The bungalow benefits from a south facing rear garden, off road parking and garage.





## Key Features

- Detached Bungalow
- Three Bedrooms
- Fitted Kitchen
- Bathroom
- Reception Room
- South Facing Rear Garden
- Garage
- Off Road Parking
- No Chain
- Close To Goring Seafront



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Rooms**

### INTERNAL

Front door leading into the entrance with access to all rooms and storage cupboard. Access to the loft via a pull down ladder. The loft has been bordered with double glazed window and access to the eaves storage. The bungalow offers three bedrooms and one reception room. One of the bedrooms could be used as a dining room if needed. The reception room located to the rear of the property benefits from access to a south facing sun room with sliding doors out to the rear garden. The fitted kitchen offer wall and base units with spaces for all appliances and access to the side. The bathroom offers bath with shower above, wash hand basin and WC. The property also benefits from an additional WC which can be accessed via outside.

### EXTERNAL

To the front there is off road parking leading to timber double gates giving access to the garage. The front has been laid to lawn with floral borders and mature trees and shrubs. The rear garden has been laid to hardstanding with timber shed, access to the garage via a personal door, archway leading to courtyard which offers access to a WC and storage shed.

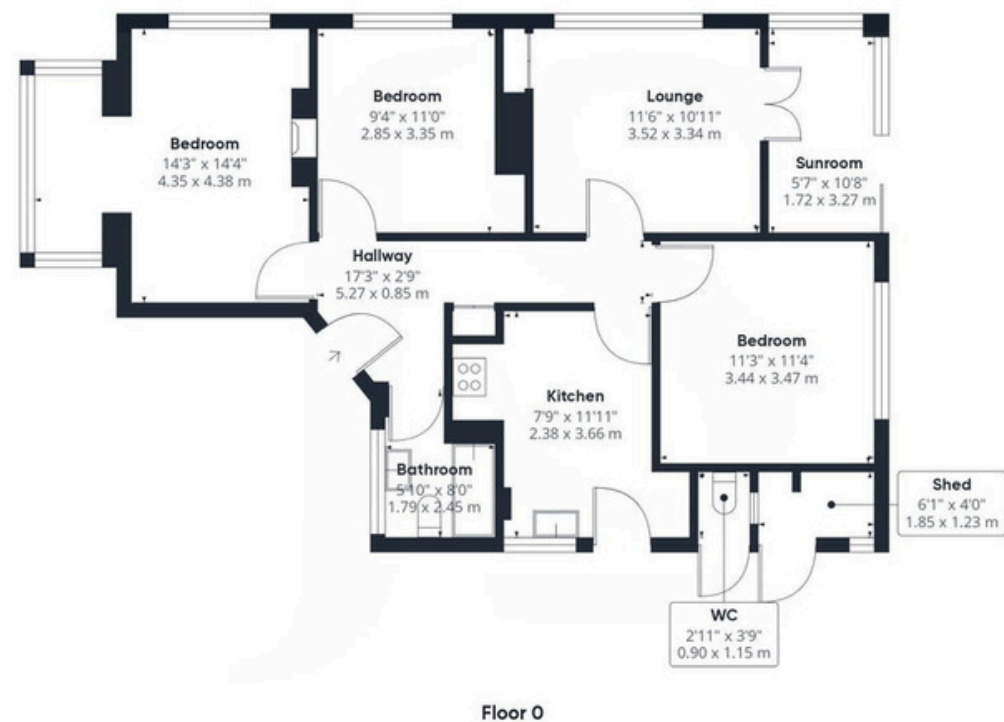
### LOCATION

in a highly sought after position south of the Goring Road within easy reach of Goring Road Shops and the Seafront. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one and a half miles away. The nearest station is Durrington which is approximately three quarters of a mile away. Bus services run nearby.

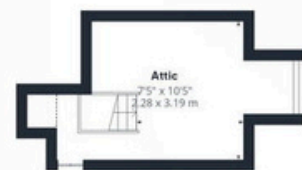


To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1008.69 ft<sup>2</sup>  
93.71 m<sup>2</sup>  
  
Reduced headroom  
5.06 ft<sup>2</sup>  
0.47 m<sup>2</sup>

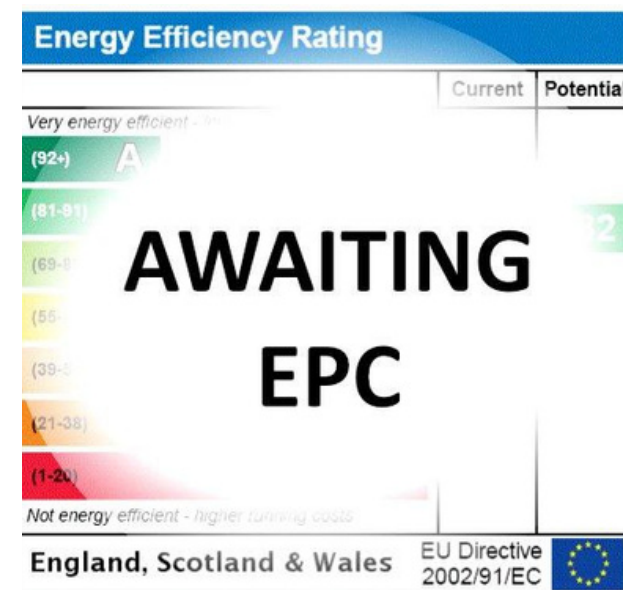
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## 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.