



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



33 Kithurst Crescent

Goring-By-Sea, West Sussex, BN12 6AW

£425,000

- Detached house
- Corner plot
- Modern interior
- Three bedrooms
- One bathroom
- 22' Lounge/Dining room
- Cloakroom
- Large garden with patio
- Garage
- Private driveway

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Step Inside

Conveniently located in a popular residential crescent within easy reach of the ever popular Highdown Gardens, this Goring-by-Sea home is in a great area for local schools and perfect for a growing family. Set back from the road on a favoured corner plot, the attractive wrap-around gardens provide a lovely first impression.

Ground Floor

Creating a fantastic amount of space to spend time together as a family, a triple aspect lounge/dining room is beautifully light and bright. Generously proportioned with ample room for a large dining table, its tasteful modern colour scheme adds a warm and welcoming feel, while wide sliding doors open directly onto the broad patio making it easy to enjoy meals in the sunshine. Across the hallway, the attractive kitchen is fully fitted with a wealth of modern Shaker-style cabinets and richly toned countertops that supply plenty of storage and workspace. Well-appointed with an integrated oven and gas hob, its white ceramic sink is perfectly placed for you to admire the garden while you do the washing up, and there's room for additional appliances. A convenient WC/cloakroom completes the ground floor.

The easy flowing layout continues upstairs where three bedrooms provide ideal family accommodation. Dual aspect windows allow a lovely amount of natural light into the master bedroom where tasteful fitted wardrobes offer plenty of storage. Two further bedrooms are equally well-presented, and whilst one has fitted wardrobes of its own, the other has space for a range of freestanding furniture along with the versatility to also be used as a study or home office. The modern suite of the family bathroom includes an L-shaped bath with overhead shower in a stylish tile setting.

Step Outside

The wonderful gardens that wrap-around the majority of this Goring-by-Sea home have something for everyone. Mature hydrangeas add a splash of colour to the easy to maintain front garden with its established lawn, shrubs and pebbles. Step out from the lounge/dining room into the enclosed rear garden and enjoy meals on the large paved patio or simply relax in the afternoon sun. Bordered by an array of plants that provide colour and interest throughout the seasons, an impressively sized and enclosed lawn is a great place for children to play. A private driveway and garage with an electric door and lighting have off-road parking for several vehicles.

In your local area

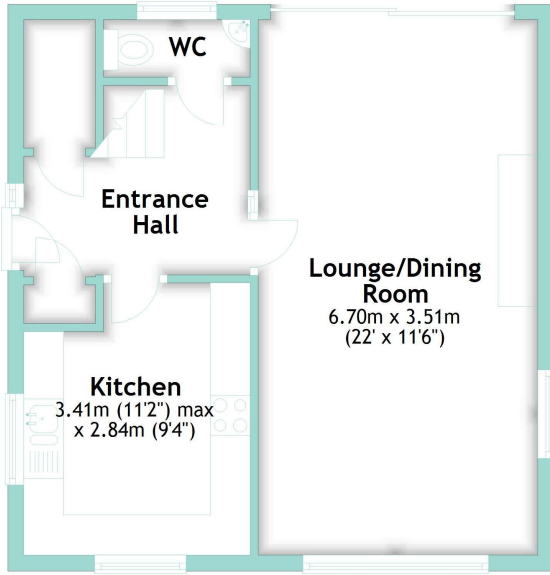
Within easy reach of the green open spaces of Highdown Hill and Gardens, this modern home is situated in a popular residential area only three and half miles from the centre of Worthing. Nearby Palantine Road has a number of convenient local shops and a post office, and Goring Road has further choice along with a popular Farmers Market. When it comes to local schools, Goring-by-Sea CofE Primary Schools, Orchards Junior School and Chatsmore Catholic High School are all rated as Good by Ofsted, and there is easy access to the Northbrook Metropolitan College.

The A27 supplies convenient commuter routes, and Goring-by-Sea mainline station is just over half a mile from your door.



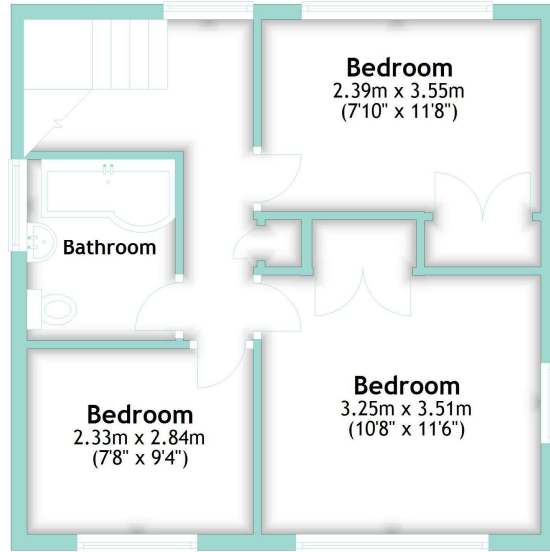
Ground Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



Total area: approx. 84.9 sq. metres (913.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax: Adur & Worthing Band D

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.