



22 Kithurst Crescent

Goring-By-Sea, Worthing, BN12 6AJ

Asking price £350,000

Freehold Council Tax Band C

Offered for sale CHAIN FREE a superb starter home situated on the favoured Boxgrove estate.

In brief the accommodation comprises enclosed entrance porch, double aspect lounge, modern fitted double aspect kitchen, ground floor bathroom, three good bedrooms, feature lawned rear garden, off road parking, garage. Other benefits include gas central heating and double glazing.

In our opinion internal viewing is considered essential to appreciate how beautifully presented this ideal starter home is.

Situated in Kithurst Crescent local shops can be found nearby at Limbrick Lane. The nearest mainline railway station is Goring-by-Sea which offers great links to most major towns and cities, and buses also serve the area.



Enclosed entrance porch
5'11 x 3'4 (1.80m x 1.02m)

Entrance hall with large storage
cupboard

Double aspect lounge/diner
18'2 x 9'8 (5.54m x 2.95m)

Fitted kitchen
9'7 x 6'1 (2.92m x 1.85m)

Ground floor modern bathroom
9'0 x 4'9 (2.74m x 1.45m)

Stairs to first floor landing

Bedroom one
9'8 x 11'7 (2.95m x 3.53m)

Bedroom two
11'7 x 9'4 (3.53m x 2.84m)





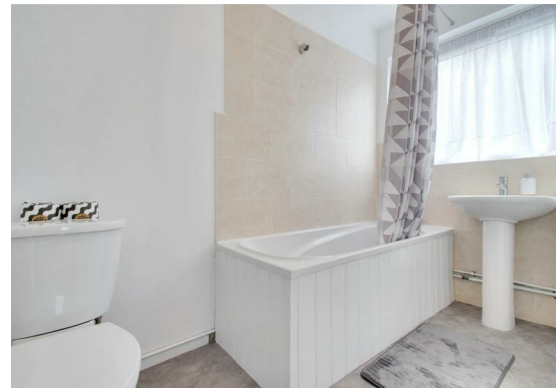
Bedroom three
6'4 x 6'4 (1.93m x 1.93m)

Front garden

Driveway

Garage

Feature rear garden



Floor Plan

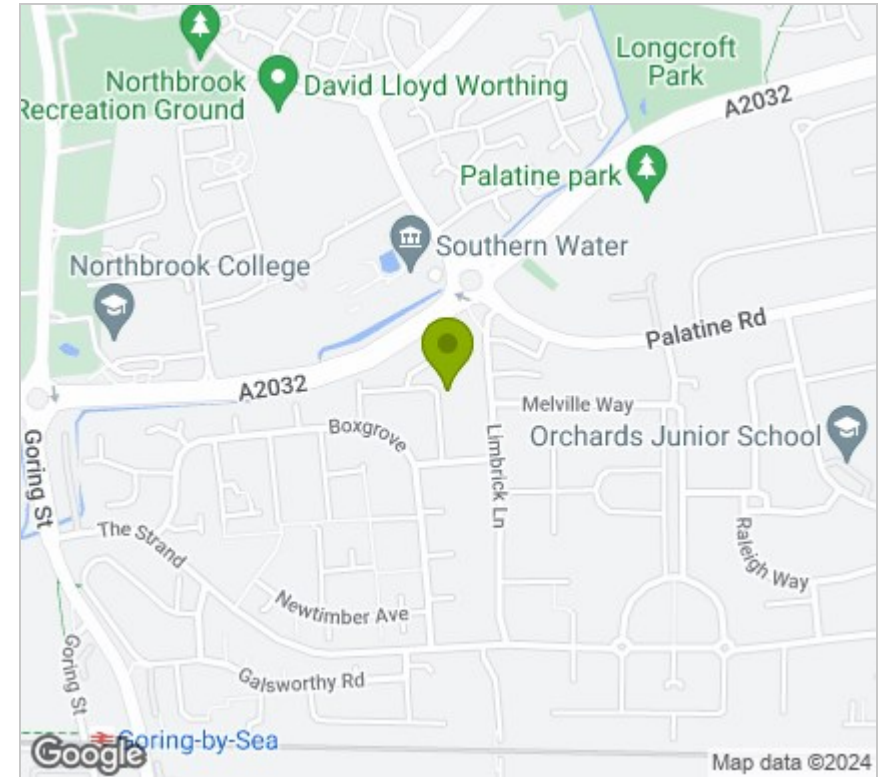


Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

