



The Harper, Elizabeth Square Barrington Road, Off Shaftesbury

Goring-By-Sea, Worthing, BN12 4EA

Guide price £445,000

Freehold Council Tax Band New Build

Plot 43 - The Harper is a stylish 3-bedroom semi-detached home, cleverly designed to make superb use of its interior space and incorporate many sought-after features for modern homes. First-time buyers, couples and young families, as well as downsizers, will all find appeal in The Harper.

Its front-facing living room is cosy and inviting, and is ideal for movie nights, hosting guests, or creating a play space for little ones. Down the hallway and at the rear of the home, the light-filled, open-plan kitchen and dining area has a desirable L-shaped layout with ample room for a dining table to seat the whole family. French doors in the dining area open onto the rear garden, perfect for summer barbecues and making the most of your outdoor space, all year round.

Accessible from the entrance hallway are the cloakroom, and an under stairs cupboard, useful for tidying away coats and bulky home appliances, or even storing a pram or pushchair.

On the first floor, bedroom one benefits from an en-suite shower room, and an integral storage cupboard to help keep your space well-organised. The second, double-sized bedroom, along with the third bedroom is served by the family bathroom.

Estate management charge £183.28pa

Entrance hall





Living room
11'0" x 14'11"

Cloakroom

Kitchen/dining room
15'9" x 11'8"

Under stairs storage cupboard

Stairs to first floor

Bedroom one
11'6" x 12'10" (3.35m'1.83m" x
3.66m'3.05m")

En-suite
3'11 x 9'3 (1.19m x 2.82m)

Family bathroom

Bedroom two
8'4 x 15'2 (2.54m x 4.62m)

Bedroom three
7'1 x 11'10 (2.16m x 3.61m)

Storage cupboard



Floor Plan



Viewing

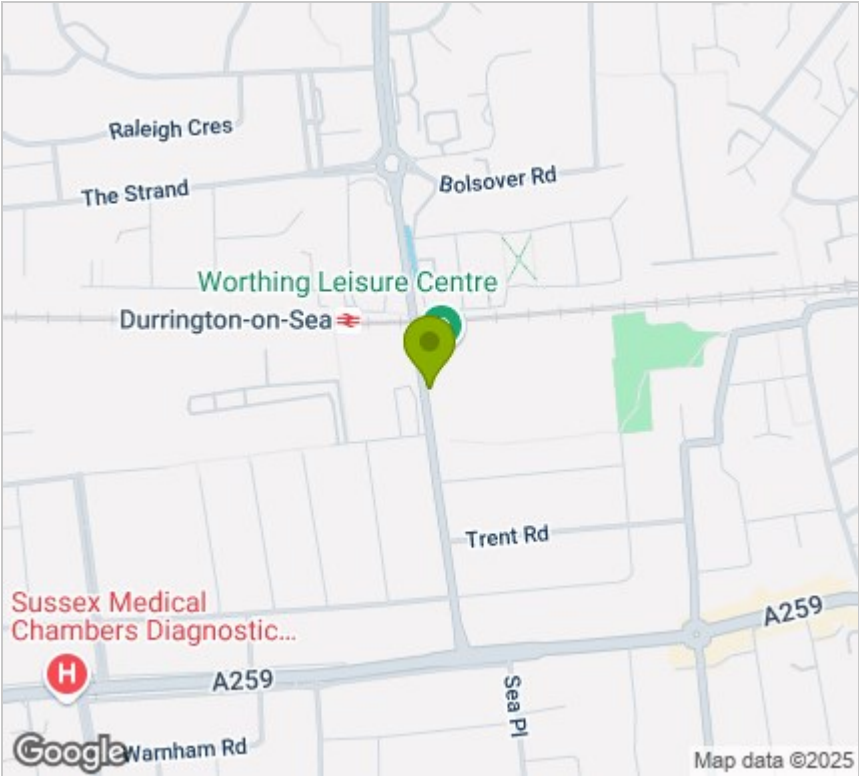
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Area Map



Energy Efficiency Graph

