



182 Goring Way

, Goring-By-Sea, BN12 5BS

Guide price £450,000

Freehold Council Tax Band

A two bedroom with dining hall, link detached bungalow situated in the ever popular Goring way which is in need of modernisation.

In brief, the accommodation comprises UPVC double glazed front door into entrance porch with glazed wooden door opening onto dining hall, French double doors opening onto the double aspect bay fronted lounge, inner lobby, two good sized bedrooms with bedroom two having doors onto the rear garden, a refitted wet room with toilet, and an additional separate WC, double aspect kitchen with door giving side and rear access.

The rear garden is a particular feature of the property, being laid to patio for ease of maintenance. whilst the front garden is laid to lawn with maturing shrub line borders. There is ample off-road parking, a further gravelled area and garage with up & over door. Other benefits include gas center heating and no onward chain.

The property is situated on the Goring end of Goring Way, being close proximity to Goring-by-Sea mainline railway station, which gives great links to most major towns and cities. The bungalow is also on a regular bus route and local shops can be found nearby at both Wordsworth Parade and in Ferring Village.

Please call the vendor's sole agents to arrange a private viewing.

Double glazed front door into entrance vestibule





Glazed wooden door into dining hall
15'6 x 11'11 (4.72m x 3.63m)

Double doors onto bay fronted lounge
18'7 x 12'0 (5.66m x 3.66m)

Inner lobby



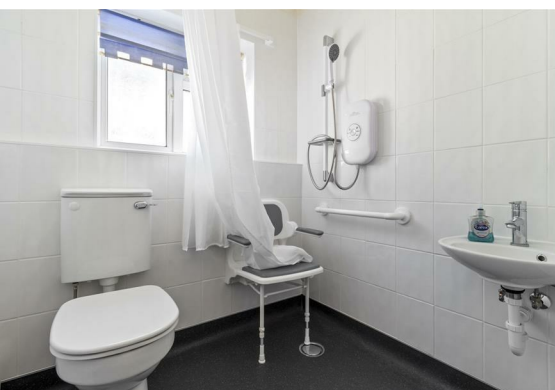
Double aspect kitchen
11'1 x 10'9 (3.38m x 3.28m)

Wet room
5'10 x 7'11 (1.78m x 2.41m)

Additional W.C

Bedroom one
16'3 x 11'3 (4.95m x 3.43m)

Bedroom two
11'2 x 12'0 (3.40m x 3.66m)



Off road parking

Garage

Rear garden



Floor Plan



Viewing

Please contact our Worthing 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

