

*It's all in the details...*



## 4 Thakeham Close

Goring-by-Sea, Worthing, West Sussex, BN12 5BA

£625,000

- Extended Detached Bungalow
- Cul de sac location in sought after Goring by Sea
- Bay fronted double aspect Lounge
- Spacious Dining Hall
- Larger than average rear gardens with rear pedestrian access
- Driveway & garage
- GFCH. Double glazing
- Conservatory
- Extremely versatile accommodation with further potential
- No ongoing chain

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### **Step inside**

This impressive and deceptively spacious detached bungalow occupies a larger than average plot in the corner of this sought after cul de sac in Goring by Sea. On entering the bungalow through the entrance hall, one discovers a spacious dining hall. Glazed double doors then lead to the bay fronted double aspect lounge with feature stained glass side windows and a bay offering a westerly aspect over the front garden. The kitchen is fitted with a range of units and worktops with integrated appliances and leads out onto a conservatory which provides a panoramic outlook over the rear gardens. There are two double bedrooms and a further reception room/addtional bedroom. The property has a modern shower room and separate WC. The accommodation is extremely versatile and offers much scope amd potential to enlarge further, subject to the necessary planning consents. There is double glazing and gas central heating and the property is offered for sale with the benefit of no ongoing chain.

### **Step outside**

The large gardens are a particular feature of the property with lawns surrounded by shrub borders and hedging with timber fencing. A paved patio area provides space for outdoor furniture ideal for alfresco dining and barbecues. A gate to the rear of the garden gives private pedestrian access onto Fernhurst Drive which provides the property with a shortcut to Goring's famous Ilex Way popular with dogwalkers, runners and walkers. A private driveway offers off road parking for vehicles and leads to the attached garage with a personal door leading to the rear gardens.

### **In your local area**

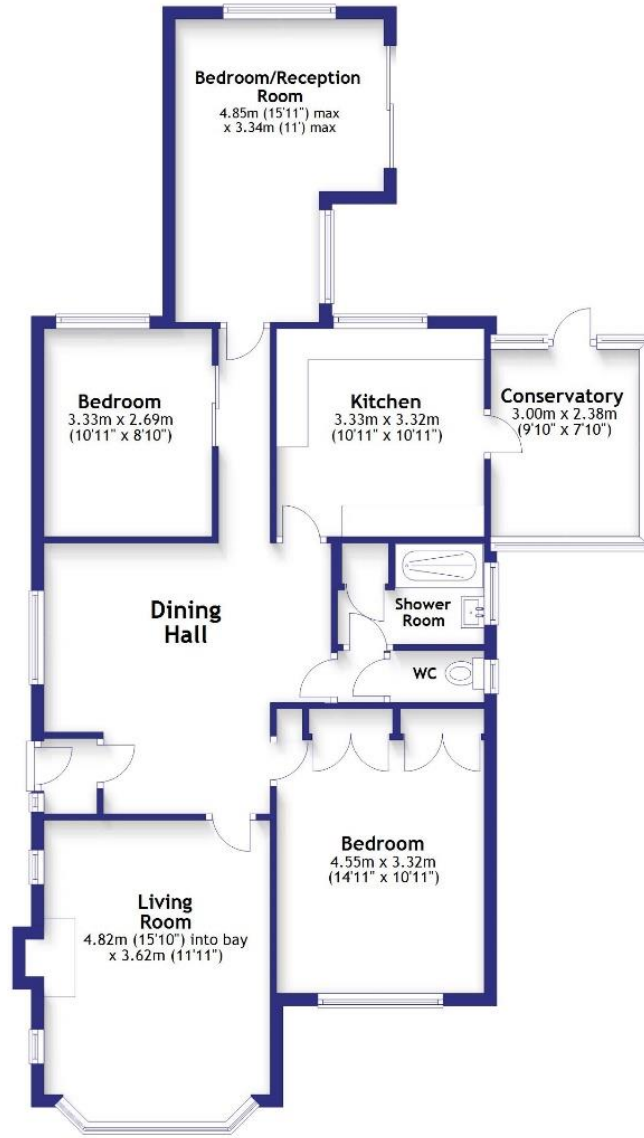
Situated under a mile from the beaches and Greensward of Ferring and Goring-by-Sea, this detached property offers easy access to the popular parade of local independent shops, cafes and amenities on Ferring Street and Aldsworth Parade. The high street shops of nearby Goring Road offer further choice. The A259 and coast road both offer routes to the centre of Worthing where there is plenty of choice for shops, bars and restaurants, cimemas and theatres, along with supermarkets such as Waitrose and Marks & Spencer.

Local schools include Ferring Pre-School, Ferring C of E Primary School and St. Oscar Romero Catholic School. The coastal A259 connects directly to Portslade, Hove and Brighton to the east and Chichester and Portsmouth to the west while the A27 supplies convenient commuter routes. Goring-by-Sea mainline station is approximately 0.5 miles with regular commuter services. The popular 700 Coastliner bus route also passes nearby.



**Ground Floor**

Approx. 102.9 sq. metres (1107.1 sq. feet)



Total area: approx. 102.9 sq. metres (1107.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Additional Information**

**Tenure:** Freehold

**Council Tax:** Worthing & Adur Council Band E

The tree in the far corner of the rear garden has a TPO.

**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.

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