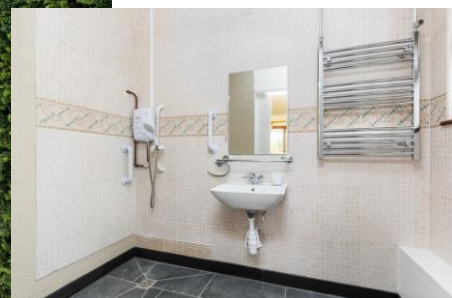


It's all in the details...



37 Crowborough Drive

Goring-By-Sea, Worthing, West Sussex, BN12 4UQ

£575,000

- Chain Free Detached Bungalow
- Landscaped South-Facing Garden
- Private Driveway and Garage
- Shaker Kitchen with Integrated Appliances and Range Cooker
- Large Conservatory/Dining Room with French Doors to a Covered Patio
- Spacious Main Double Aspect Bedroom
- Two Additional Bedrooms - One with an En Suite Wetroom/WC
- Modern Bathroom
- Excellently Presented Modern Interior
- No Chain

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01903 501105 | goring@staffordjohnson.co.uk

Step Inside

Set within hugely attractive gardens to both the front and rear, this chain free detached bungalow is ready for you to simply move in and unpack. With clipped evergreen shrubs lending a high level of privacy, it sits back from a notably wide road behind an impeccably kept large front garden. Inside, an extended layout provides plenty of versatility for downsizers, families and anyone working from home.

Subtly delineated by a wide archway a stylish living room and first class kitchen combine to create an open plan feel. An excellent wall-mounted fireplace and matte black vertical radiator add contemporary finishing touches to the living room, while Shaker cabinets in the kitchen house an array of integrated appliances as well as a range cooker. Allowing views of the garden to be carried into the living room, tastefully chosen timber framed double doors extend the generous proportions further still, opening into a tremendous double aspect conservatory/dining room where French doors connect with a covered west-facing patio.

Across the hallway a spacious double aspect main bedroom is lit by wide bay windows and an equally impressive second bedroom has the added bonus of a first class en suite wetroom. Versatile to your needs, the third bedroom could easily become a home office/study if needed. A modern family bathroom completes the layout.

Step Outside

At the front of the property a walled front garden with an established lawn, magnificently sized clipped evergreen shrubs and flowerbeds planted with tulips and roses generates a superb first impression. A wide driveway and attached garage provide plenty of private off-road parking.

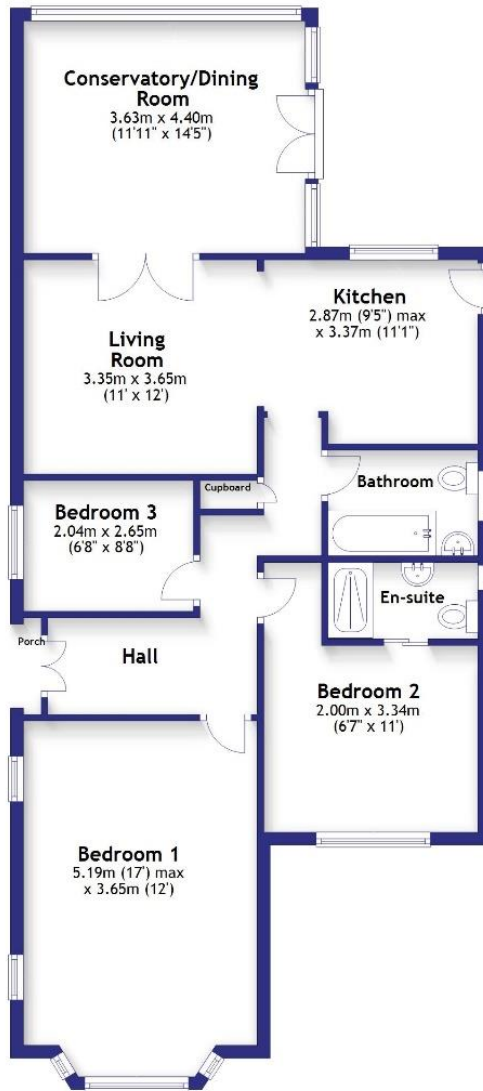
The French doors of the conservatory/dining room open onto a covered west-facing patio that produces a secluded spot for al fresco dining. It leads seamlessly into the attractive Mediterranean landscaping of a considerable south-facing garden with a further lawned area and raised timber framed beds with the feature planting of palms and Cyprus trees. Tucked away out of sight behind trellis walls, a circular brick paved patio is a peaceful hideaway.

In your local area

Situated just around the corner from the shops and restaurant of Aldsworth Avenue, this detached residence benefits from easy access to the Goring Way, A259 and Goring-by-Sea mainline station. Aldsworth Avenue extends directly down to the Greensward and beach, while the A259 and coast road both provide convenient routes to the centre of Worthing where there is plenty of additional choice, bars, restaurants and supermarkets such as Waitrose and Marks & Spencer. Local schools include Goring C of E Primary School, St Oscar Romero Catholic School and Northbrook College. The mainline station is approximately only a 0.3 mile walk and has regular commuter services.



Ground Floor
Approx. 93.1 sq. metres (1002.6 sq. feet)



Total area: approx. 93.1 sq. metres (1002.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Additional Information

Tenure: Freehold

Council Tax: Worthing & Adur Council

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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