

It's all in the details...



68 Windermere Crescent

Goring-By-Sea, Worthing, West Sussex, BN12 6LB

Offers in excess of **£400,000**

- Admirably presented semi-detached bungalow
- Tree-lined Crescent Location
- Landscaped Frontage and Plenty of Private Off-Road Parking and Garage
- 3 Generous Bedrooms
- Spacious South-Facing Living Room
- Contemporary Kitchen with Integrated Appliances
- Conservatory
- Charming Large Enclosed Rear Garden with Summerhouse
- Modern Shower Room

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
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Excellent semi-detached bungalow on a tree-lined crescent in the heart of Goring. Opening onto a charming garden with a summerhouse, an impressively sized and presented layout has a spacious south-facing living room, a contemporary fully fitted kitchen leading into a first class conservatory, and a stylish modern shower room. Further highlights include a large landscaped frontage with a notable private driveway and garage.

Step Inside

Sitting back from a pretty tree-lined crescent in the heart of Goring, this highly attractive semi-detached bungalow has been notably refreshed and enhanced by the current owners to create a superb modern day residence.

Unfolding from a porch and entrance hall a naturally flowing layout leads the way to an outstanding living room beautifully lit by wide south-facing windows. Spacious dimensions provide plenty of opportunity for ample seating and a dining area, while an elegant fireplace lends a welcoming focal point. Across the hallway a contemporary double aspect kitchen has been recently upgraded with tastefully chosen cashmere cabinets and stylish countertops. With dedicated space for a freestanding washing machine and fridge freezer, its wrap-around layout includes bar stool seating space that's an ideal spot for a morning coffee. Integrated appliances include an oven and gas hob, and whilst blue glass splashbacks add a dash of colour a glazed door connects with a first class conservatory where French doors lead out into the garden.

Equally ideal for a growing family, downsizers and anyone hoping for a dedicated home office/study/hobby room, three more than generously proportioned bedrooms offer the flexibility to cater to your own needs. Filled with light, a wonderful main bedroom has lovely garden views and tastefully chosen fitted wardrobes. A second double bedroom and large single room complement the level of presentation that features throughout, while a refitted modern shower room provides an excellent finishing touch with a broad glass framed walk-in shower and a smart tile setting.

Step Outside

Instantly proffering a prized level of privacy, a broad landscaped frontage gives a welcoming and easy to maintain introduction to this Goring property. The herringbone patterns of its brickwork continue to the side forming a long private driveway. Together with a single garage that has an electric up and over door it supplies a tremendous measure of off-road parking.

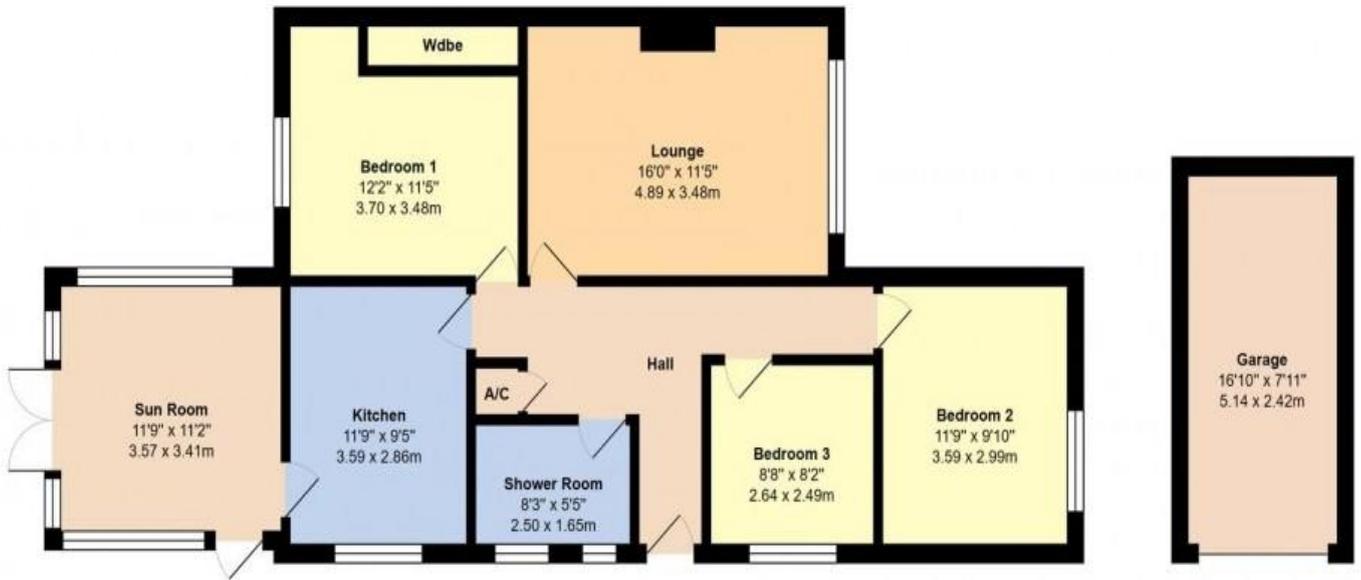
To the rear, the French doors of the conservatory open into a charming enclosed garden with a wealth of space in which to relax and unwind. A selection of paved and brick patios give a choice of spots for al fresco dining, fully stocked flowerbeds frame an established lawn and a charming summerhouse with power is a peaceful hideaway. A painted timber shed also with power has handy storage for garden tools, bikes and outdoor furniture.

In your local area

Within easy reach of the green open spaces of Longcroft Park, the South Downs and the ever popular Highdown Hill and Gardens, this modern property is situated in a popular residential area in the heart of Goring only two and a half miles from the centre of Worthing. The Boulevard makes it easy to enjoy a day on the beach, Palatine Road has local shops and a post office, and next to the village green Goring Road has offers choice of cafes and amenities as well as a popular Farmers Market. Local schools include Durrington High School and Northbrook Metropolitan College, and Goring-by-Sea C of E Primary Schools, Orchards Junior School and Chatsmore Catholic High School are all currently rated as Good by Ofsted.

The A27 supplies convenient commuter routes, and Durrington-on-Sea mainline station is less than a mile.





Total Area: 1102 ft² ... 102.4 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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: Adur & Worthing Band D

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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