

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



## 34 Crowborough Drive

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

£560,000

- Chain Free Detached Bungalow
- Preferred location in Goring-By-Sea - close to Goring Road shops, and Ferring Village
- Impeccably modernised interior
- Wonderfully large blank canvas gardens to both the front and rear
- Large private driveway and garage
- Spacious lounge and large 2nd reception room/conservatory
- Recently refitted Shaker kitchen with integrated appliances
- Two bedrooms
- Refitted bathroom with both a bath and shower cubicle
- Additional WC, Karndean flooring.

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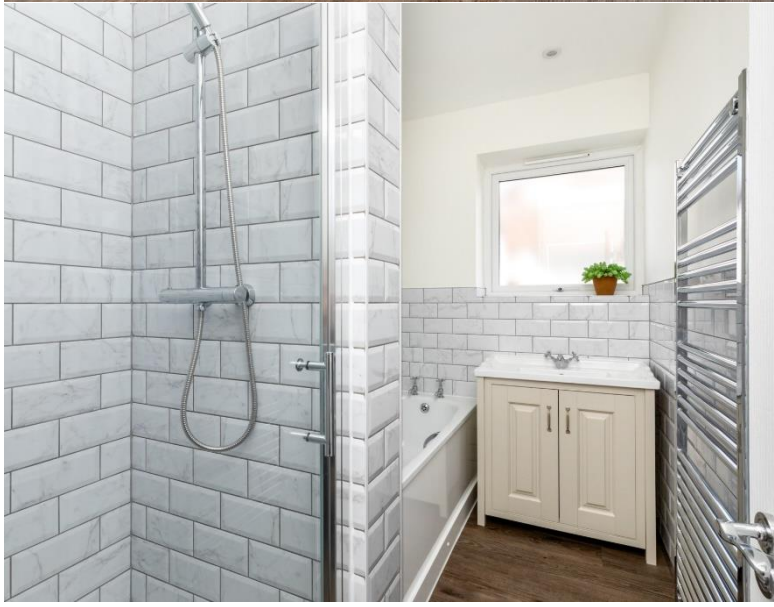
325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX  
01903 501105 | [goring@staffordjohnson.co.uk](mailto:goring@staffordjohnson.co.uk)

Offered to the market is this 2/3 bedroom bungalow which has been extensively modernised in recent years including a recently refitted kitchen with white Shaker cabinets, wood countertops and metro tiled splashbacks. The wrap-around design provides plenty of storage and workspace and has a first class array of integrated appliances that includes a duo of eye-level Neff ovens, a gas hob, dishwasher and fridge freezer. Beautifully styled with Karndean flooring throughout the kitchen, hallway and living room areas, the bungalow is arranged to offer an impressive sense of light and space. The two bedrooms have been fitted with soft plush carpets and together they share a deluxe bathroom with a full sized bath and shower cubicle. The metro tile setting complements the kitchen and a separate WC completes this outstanding Goring-by-Sea residence. Flowing from a large central hallway, the tremendously sized lounge allows a lovely degree of light to filter in through the traditional bay windows.

Stretching out to both the front and rear of the bungalow, considerably large gardens create a great blank canvas for you to design, landscape and plant to reflect your own tastes and needs. The paved sandstone patio is ideally sized for al fresco dining and has been bordered with replaced fencing and gates.

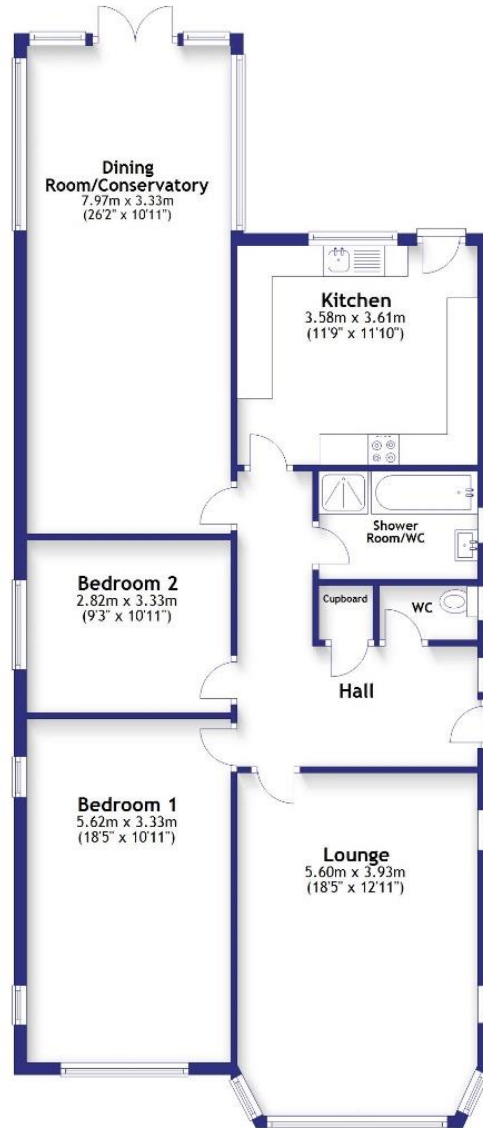
#### In your local area

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 for 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. 111.0 sq. metres (1195.2 sq. feet)



Total area: approx. 111.0 sq. metres (1195.2 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>	<b>64</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Additional Information

**Tenure:** Freehold

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

**Please note:** The vendor informs us that the gas fired boiler is not currently working and therefore the central heating does not work. The vendor has been advised that a new central heating boiler will be required.

#### 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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