

It's all in the details...



25 Mersham Gardens

Goring By Sea, Worthing, West Sussex, BN12 4TQ

Price £499,950

- Extended semi detached house
- 3 bedrooms
- Superb open plan kitchen/family room with ceiling lantern
- Ground floor shower/WC
- Bay fronted lounge
- Family bathroom/WC
- Mature westerly facing rear garden
- Off road parking
- Sought after Mersham Gardens
- Vendor suited

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
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An extended and very well presented 3 bedroom, 2 bathroom semi detached family house in sought after Mersham Gardens.

Step Inside

A covered entrance leads into the welcoming entrance hall with a delightful leaded and stained glass window. The bay fronted lounge with its fireplace provides an attractive outlook over Mersham Gardens with its central Green. The lounge then opens via folding doors into a further reception area that then leads into the extended dining/family room and kitchen. A modern kitchen awaits with fitted grey gloss units which comprise of wall mounted and floor standing cupboards and drawers provide a wealth of storage and there are complementing work surfaces and a breakfast bar. There is an integrated Zanussi oven, microwave and gas hob. A recessed utility area provides space for a fridge freezer and plumbing for washing machine. This bright and airy extended space with its feature raised roof lantern provides ample space for dining and has double glazed doors overlooking and leading out onto the rear gardens. A spacious ground floor shower room/WC provide convenient facilities and complete the ground floor accommodation.

The well lit staircase with a further feature glazed, stained and leaded window rise from the entrance hall to the first floor landing. The two doubled bedrooms and good size single room provide good family sleeping accommodation whilst a family bathroom/WC fitted with a modern white suite with attractive ceramic tiled walls complete the first floor accommodation. Internal viewing of the property is highly recommended.

Step outside

The front garden has been well maintained and laid partly to lawn with surrounding shrub and flowering borders whilst a brick pavia driveway provides off road parking for a number of vehicles. Gated access to the side of the house where a storage/bike shed can be found leads to the even more impressive lawned rear garden with its mature planting of shrubs, flowers and trees.

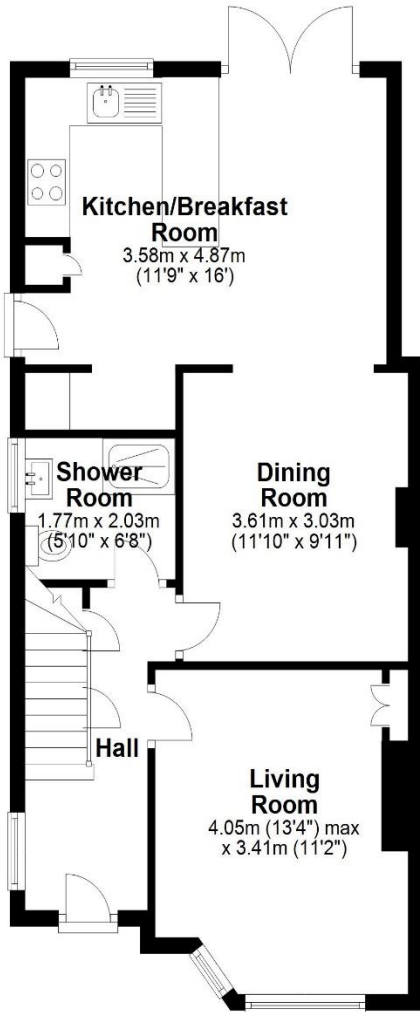
In your local area...

Conveniently situated within a leisurely stroll to the beach and the local shops and cafes of Goring Road, this semi detached property offers the best of both worlds. The A259 takes you into the centre of Worthing in just over 2.5 miles or up to Highdown Gardens and the first class facilities of a David Lloyd health club. Nearby Ferring has a village feel with a further choice of local amenities, and Worthing itself has plenty of choice with high street and independent shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer. The area is well served by local buses and the ever popular coastal 700 service and both Goring by Sea and Durrington on Sea mainline railway stations are found nearby.



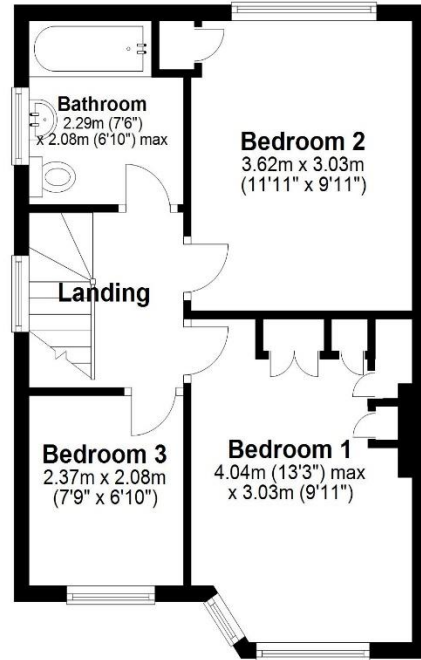
Ground Floor

Approx. 55.5 sq. metres (597.9 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



Total area: approx. 93.7 sq. metres (1008.2 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Additional Information

Tenure: Freehold

Council Tax: Worthing & Adur Council – Band D

NB The Mersham Gardens Residents' Association charge an annual fee of £60 to cover the cost of maintaining and tidying the central green.

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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