



**Maybridge Crescent, Goring-By-Sea Worthing BN12 6HQ**

**welcome to**

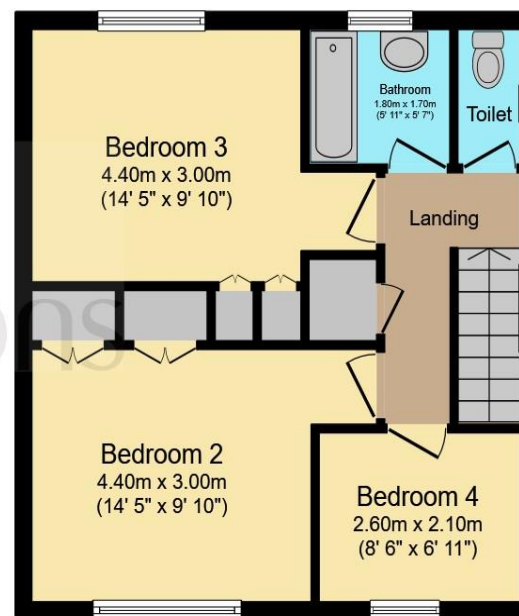
**Maybridge Crescent, Goring-By-Sea Worthing**

FOX & SONS ARE DELIGHTED TO OFFER FOR SALE THIS WONDERFUL SEMI DETACHED HOUSE WHICH OFFERS FOUR BEDROOMS, KITCHEN/DINING ROOM, LOUNGE, FAMILY BATHROOM, REAR GARDEN WITH STORE ROOMS & DRIVEWAY TO THE FRONT. THE PROPERTY IS SITUATED IN A LOVELY FAMILY LOCATION.





**Ground Floor**



**First Floor**

Total floor area 119.4 sq.m. (1,285 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Porch**

**Entrance Hall**

**Lounge**

13' 1" x 11' 10" ( 3.99m x 3.61m )

**Kitchen/ Dining Room**

20' 4" x 11' 2" ( 6.20m x 3.40m )

**Bedroom 1**

15' 1" x 9' 2" ( 4.60m x 2.79m )

**Frist Floor**

**Bedroom 2**

14' 5" x 9' 10" ( 4.39m x 3.00m )

**Bedroom 3**

14' 5" x 9' 10" ( 4.39m x 3.00m )

**Bedroom 4**

8' 6" x 6' 11" ( 2.59m x 2.11m )

**Family Bathroom**

**Separate Wc**

**Outside**

**Private Rear Garden**

**Covered Walkway**

**Two Storage Rooms**

**Cloakroom**

welcome to

## Maybridge Crescent, Goring-By-Sea Worthing

- A WONDERFUL SEMI DETACHED HOUSE
- 4 BEDROOMS
- KITCHEN/DINING ROOM
- REAR GARDEN WITH STORAGE ROOMS
- DRIVEWAY TO FRONT

Tenure: Freehold EPC Rating: C

offers in excess of

**£385,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WWO105449 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



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