



# IAN WATKINS

Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Limbrick Lane, Goring by Sea, West Sussex, BN12 6AA

## TWO BEDROOM COTTAGE WITH GOOD SIZE GARDEN AND OFF ROAD PARKING

- Two double bedrooms
- Spacious 16'1 lounge
- Modern 17'1 kitchen/breakfast room
- Downstairs Cloakroom & Utility
- Modern fitted bathroom
- Double glazing & GFCH
- Westerly rear garden
- Ample off street parking

### £314,995 FREEHOLD

Helping you find your home

\*\*\*\*\* NO CHAIN \*\*\*\*\* Ian Watkins Estate Agents are delighted to offer for sale this two bedroom cottage style house in Goring, close to local shops, bus services and Goring railway station. The accommodation features a spacious 16'1 lounge, modern fitted 17'1 kitchen/breakfast room, modern fitted bathroom and two double bedrooms. Other features include double glazing and gas central heating. Outside offers a generous Westerly rear garden and ample off street parking. Internal viewing recommended.

Accommodation in brief comprises:

### COVERED ENTRANCE

Double glazed front door to -

### ENTRANCE HALL

Radiator.

### LOUNGE DINING ROOM - 4.9m x 4.17m (16' 1" x 13' 8")

Marble hearth with insert and wooden fire surround, two radiators, double glazed window, under stairs storage cupboard with meters and shelving, door to -

### KITCHEN/BREAKFAST ROOM - 5.21m x 2.67m (17' 1" x 8' 9")

Comprising of modern fitted units with inset one and a half bowl sink unit with mixer tap and cupboards under, space for dishwasher, roll top work surface with cupboards and drawers under, eye level cupboards over, fitted oven with four ring hob and stainless steel extractor over, part tiled walls, double glazed windows, radiator, textured ceiling, door to -

### UTILITY ROOM

Roll top work surface with space and plumbing for washing machine, double glazed windows, power and light, tiled floor, double glazed door providing access to the feature West facing rear garden, door to -

### DOWNSTAIRS CLOAKROOM

Low level W.C, wash hand basin with tiled splash back, tiled floor, frosted double glazed window.

### FROM THE ENTRANCE HALL STAIRS LEADING TO

### FIRST FLOOR LANDING

Hatch to roof space with pull down ladder, cupboard housing boiler supplying domestic hot water and central heating.

### BEDROOM ONE - 4.14m x 3.96m (13' 7" x 13')

Double glazed window, radiator, built in wardrobe with hanging rail and shelf, fire place.

### BEDROOM TWO - 3.66m x 3.12m (12' x 10' 3")

Double glazed window, radiator, fire place.

### MODERN BATHROOM

Modern white suite comprising of bath with fitted shower attachment and shower screen, low level W.C, wash hand basin with cupboards under and tiled splash back, radiator, frosted double glazed window.

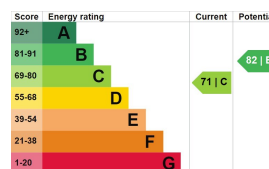
### OUTSIDE

### WESTERLY REAR GARDEN

Approximately 60ft. A particular feature of the property, predominately laid to lawn with tree and hedge borders, patio area to the front, brick built shed and a garden shed, outside water tap.

### FRONT GARDEN

Paved allowing off road parking for up to three cars.



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.