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Cowdray Drive, Goring By Sea, Worthing, West Sussex, BN12 4LJ

A SPACIOUS DET BUNGALOW WITH POTENTIAL TO EXTEND IN THE ALINORA AREA

- Two double bedrooms
- 24'4" L shaped lounge/dining room
- Modern fitted shower room
- · Double glazed & Gas heating

- Favoured Alinora Area
- Close to beach
- Driveway and garage
- Vacant Possession

£609,995 FREEHOLD

********* Ian Watkins Estate

Agents are pleased to offer for sale this well-proportioned two-bedroom detached bungalow, located in the highly sought-after Alinora area of Goring-by-Sea, just a short stroll from the seafront. With scope to extend (subject to planning), the property presents a superb opportunity for those looking to create a bespoke coastal home.

The accommodation comprises a welcoming reception hall leading to a bright and versatile 24' L-shaped lounge/dining room, a modern fitted shower room, and a separate WC. Outside, the bungalow enjoys a generous and secluded rear garden, along with a private driveway providing access to a detached garage. Early viewing is strongly recommended to appreciate the space, setting, and potential this property has to offer.

Accommodation in brief comprises:

ENTRANCE

Double glazed leaded light front door with leaded light double glazed side window to -

SPACIOUS RECEPTION HALL

Coved and flat ceiling, radiator, fitted double wardrobe with shelving and cupboards over, hatch to roof space with pull down wooden ladder.

SPACIOUS L SHAPED LOUNGE/DINING ROOM - $7.42m \times 5.36m (24' 4" \times 17' 7")$

In the lounge area is a double glazed leaded light window, sliding double glazed patio doors overlooking the feature secluded rear garden, fitted coal effect gas fire with fitted marble fire surround and hearth, radiator, TV point, in the dining area is a radiator, double glazed window overlooking the rear garden, serving hatch to kitchen, coved ceiling.

KITCHEN - 4.75m x 2.9m (15' 7" x 9' 6")

This room is double aspect with double glazed windows, with attractive range of modern white units comprising inset one and a half bowl stainless steel sink unit with mixer tap and cupboards under, roll top work surface adjacent with space and plumbing for washing machine, fitted oven with cupboards over and under, further roll top work surface adjacent with cupboards and drawers under and eye level cupboards over, space for dishwasher, Worcester wall mounted gas fired combi boiler supplying domestic hot water and central heating, fitted 4-ring gas hob inset into roll top work surface with excellent range of cupboards and drawers under and eye level cupboards over, space for tall fridge/freezer, part tiled walls, tiled floor, glazed panelled door

giving access to -

SIDE UTILITY AREA

Door giving access to the front of the property with wooden garden gate which gives access to the front of the bungalow, utility area with further double glazed door giving access to the patio and rear garden.

BEDROOM ONE - 4.65m x 3.66m (15' 3" x 12')

Measurements into bay window, this room is double aspect with leaded light double glazed windows, coved and flat ceiling, radiator.

BEDROOM TWO - 4.75m x 3.05m (15' 7" x 10')

Double aspect room with leaded light double glazed bay window to the West elevation and double glazed leaded light window to the South, coved and flat ceiling, radiator.

MODERN FITTED SHOWER ROOM

Modern fitted shower room with double width shower cubicle, low level W.C, Pedestal wash hand basin, part tiled walls, frosted double glazed window, heated towel rail, tiled floor.

SEPARATE WC

With low level W.C, wash hand basin, half tiled walls, tiled floor, frosted double glazed window.

REAR GARDEN

The rear garden is a particular feature of the property offering a high degree of seclusion, mainly laid to lawn with mature flowering plant, bush and tree borders, paved patio area to the front of the garden.

FRONT GARDEN

Laid mainly to lawn with bush borders and trees.

PRIVATE DRIVEWAY LEADING TO -

GARAGE

With up and over door, window.



