



Asking Price
£385,000
 Freehold

The Greenway, Goring-By-Sea,

- Chalet Style Semi Det House • Three Bedrooms
- Open Plan Kit/Dining Room • South Rear Garden
- Freehold • EPC Rating - D
- Council Tax Band - C • Conservatory
- Modern Bathroom/w.c • Viewing Essential

We are delighted to offer this superbly presented Semi Detached Chalet Style House being situated in Goring-by-Sea and being just over 1.5 miles to the beach. It has good access to shops, schools and bus and train services. The property in brief comprises of spacious entrance hall, living room, open plan kitchen/dining room leading onto a conservatory. On the first floor are the three bedrooms and modern bathroom/w.c. It has a landscaped south facing rear garden and a useful garage conversion with storage and office space. Internal viewing is essential to appreciate the location and condition of this property

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Accommodation

Entrance Hall

Front door with side double glazed windows and one with fitted shutter blinds, radiator, under stairs cupboard with gas, electric metres and circuit breaker fuse box.

Living Room 12'8" x 10'7" (3.88 x 3.25)

Double glazed bay window with shutter blinds, radiator, fireplace with electric fire, smooth and coved ceiling, folding doors onto.

Kitchen / Dining Room 16'11" x 10'10" (5.16 x 3.31)

Measurements to include built in units, one and half bowl sink unit inset to worktop with mixer tap, range of comprehensive units under and over the work top surfaces, plumbing and space for washing machine, breakfast bar, space for fridge freezer, radiator, built in oven, hob and extractor, double glazed window and double doors onto conservatory.

Conservatory 9'6" x 9'10" (2.91 x 3.017)

A brick and double glazed construction with views over the garden and access via double doors to the garden.

Landing

Double glazed window with shutter blinds, access to loft space with ladder and power and also houses the boiler.

Bedroom One 12'6" x 10'4" (3.83 x 3.165)

Radiator, double glazed window with shutter blinds.

Bedroom Two 11'5" x 9'2" (3.50 x 2.80)

Radiator, double glazed window with shutter blinds.

Bedroom Three 9'3" x 6'6" (2.83 x 1.99)

Measurements to include built in wardrobes which includes the bulk head of the stairs, radiator, double glazed window with shutter blinds.

Bathroom/w.c

Modern suite comprising of Bath with shower and screen, wash hand basin, low level flush w/c with cupboard below, tiled walls, smooth ceiling with spotlights, obscured double glazed window, heated towel rail.

Front Garden

Mainly laid to lawn, gate to

South Facing Landscaped Rear & Side Gardens

Being a lovely feature of the property Artificial lawn, flower and shrubs, outside light with sensors, side gate, summer house, fencing, small shed, brick paved patio. Door to

Garage & Driveway 11'1" x 8'7" (3.40m x 2.62m)

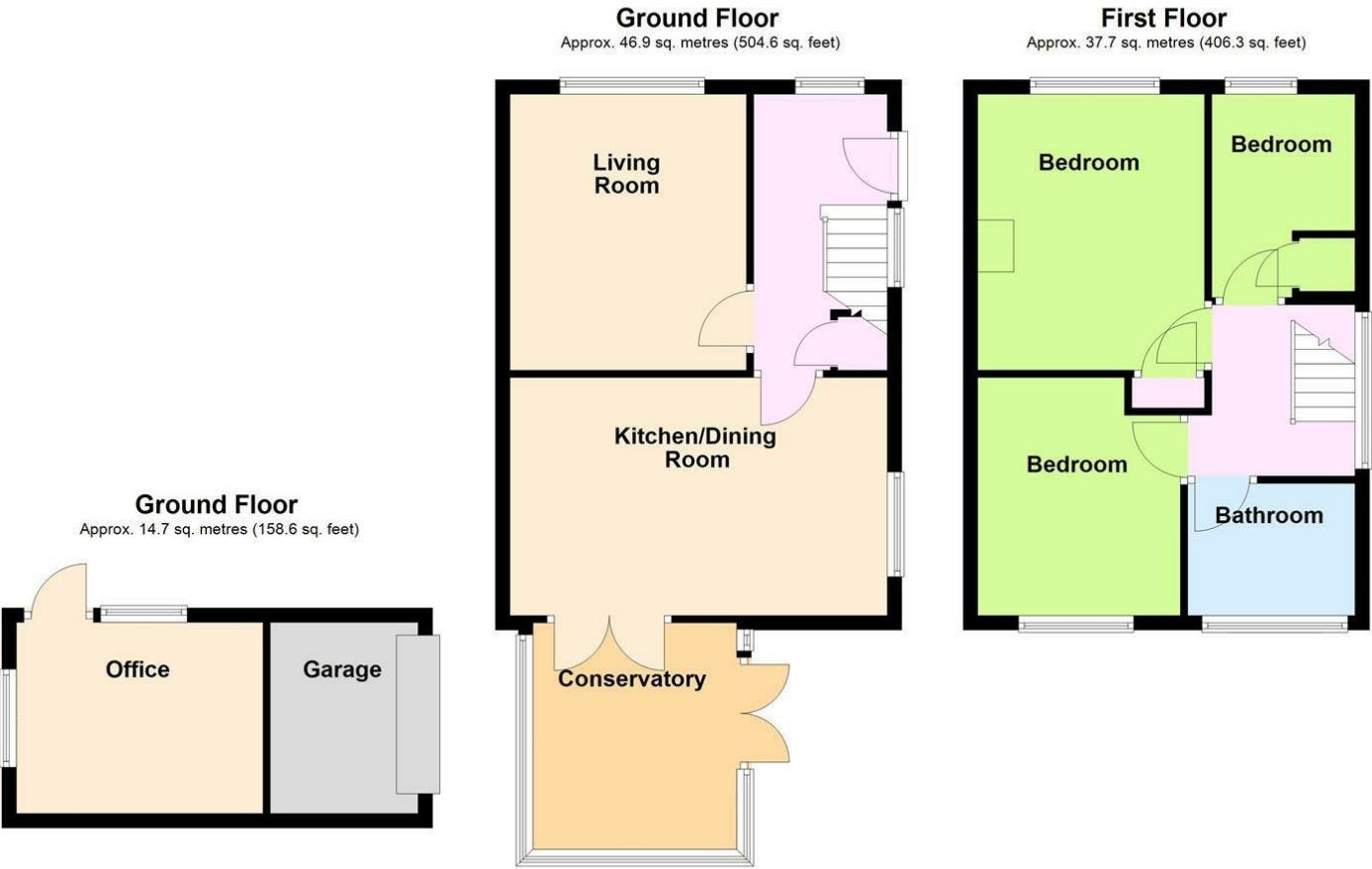
With driveway in front of the garage. The garage has been converted into the front part with the up and over door being storage and the rear part being an office area (11'2" x 8'7" - 3.40m x 2.62m) with double glazed window and door onto the rear garden, power and lighting.



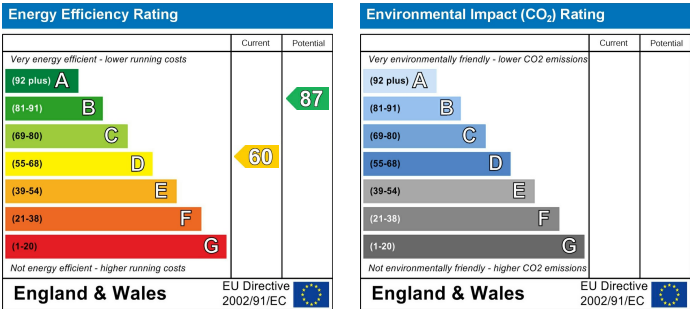
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Total area: approx. 99.4 sq. metres (1069.5 sq. feet)



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