# Robert Luff & co

### Frobisher Way, Worthing

Freehold - Price £375,000





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#### **Description**

We are delighted to offer this extended semi-detached bungalow in popular Frobisher Way in Goring. The property sits on a generous sized plot, with gardens to three sides. Requiring modernisation, the property accommodation is as follows, to the front of the property there is a paved front garden, with off road parking for up to three vehicles and a garage. There are two double bedrooms, two reception rooms, kitchen, bathroom and separate WC. The rear garden is west facing, and mainly paved. There is also a side garden. Being offered for sale with no forward chain. The dining room could also be used as a third bedroom depending on preference. It is in good proximity to shops, amenities, bus routes and a mainline railway station. The sea can be found in just under 1.5 miles. Please call the Goring office to arrange a viewing.

#### **Key Features**

- Extended Semi Detached Bungalow
- Two Reception Rooms
- Garage
- Chain Free
- Council Tax Band D

- Two Bedrooms
- West Facing Rear Garden
- Off Road Parking
- Freehold
- EPC E















**Entrance Hall** 

Kitchen 2.69 x 3.31 (8'9" x 10'10")

Dining Room/Bedroom Three 5.10 x 2.83 (16'8" x 9'3")

Lounge 5.42 x 3.69 (17'9" x 12'1" )

Bedroom One 3.63 x 3.67 (11'10" x 12'0")

Bedroom Two 2.58 x 3.59 (8'5" x 11'9" ) Bathroom 1.81 x 1.65 (5'11" x 5'4")

W.C 1.71 x 0.81 (5'7" x 2'7" )

Garage 5.38 x 2.89 (17'7" x 9'5")

Front Garden
Off road parking for multiple cars.

Rear Garden West Facing





#### Floor Plan Frobisher Way

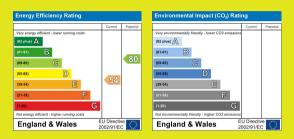


Total area: approx. 81.2 sq. metres (873.8 sq. feet)

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