



Boxgrove, Goring-by-Sea, Worthing, BN12

Offers Over **£400,000**



Property Type: Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Detached House
- Three Bedrooms
- Seperate Kitchen
- Lounge & Dining Room
- Ground Floor WC
- Family Bathroom
- Garage
- Off Road Parking Private Rear Garden
- Chain Free
- Close To Local Bus Routes

We are delighted to present to the market this detached family home, ideally located in the sought after area of Goring. The property features three well proportioned bedrooms, a spacious lounge, separate dining room, modern fitted kitchen, ground floor WC, and a family bathroom. Externally, the home benefits from a private rear garden, garage and off road parking. Offered with no onward chain, this property represents an excellent opportunity for buyers seeking a versatile home in a desirable location.





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INTERNAL

The front door opens into an entrance porch, which in turn leads into the entrance hall, providing access to all ground floor rooms, ground floor WC and useful understairs storage. The kitchen is situated at the front of the property and is fitted with a range of wall and base units with spaces for appliances, as well as a sink and drainer. The lounge offers ample space for living room furniture and opens into the dining area, which features sliding doors leading out to the rear garden, along with a further door providing additional outdoor access. To the first floor, there are three bedrooms, with bedrooms one and two benefiting from built in wardrobes. The family bathroom is fitted with a bath and overhead shower with glass screen, wash hand basin and WC.

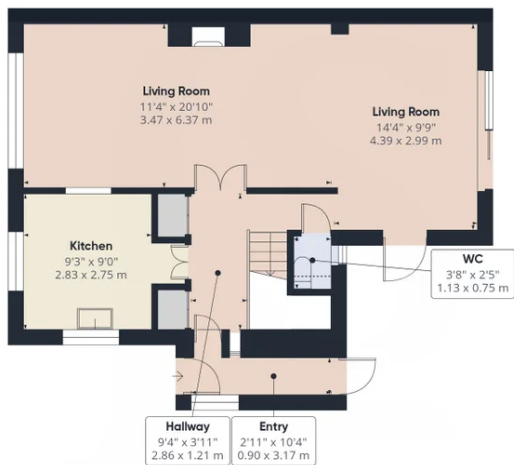
EXTERNAL

Off road parking is available to the front, with ample space for multiple vehicles. A section of the front garden is laid to lawn and bordered by established hedges. There is also access to the garage via an up and over door. The rear garden is mainly laid to lawn, with a patio area ideal for seating or outdoor dining. The garden features mature trees and established hedges, providing privacy. A raised section lies to the rear and to the side of the property there is a dedicated barbecue area with an additional patio space.

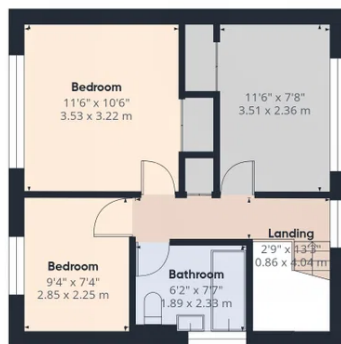
SITUATED

On Boxgrove the property is situated 0.5 miles away from Goring by Sea station and bus routes and amenities are located on The Strand and Limbrick Parade. The property falls within The Orchards junior school catchment area and is within walking distance of Chatsmore High School, Durrington High School & Northbrook College. Worthing town centre is approx. 3.5 miles away.





Ground Floor



Floor 1



Approximate total area^m

990 ft²
92.1 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.