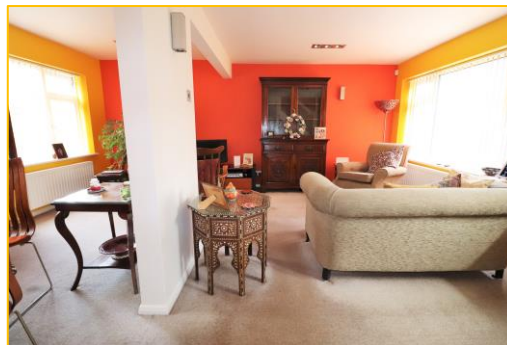




- MID TERRACE TOWN HOUSE
- 18'0 X 17'8 LOUNGE / DINING ROOM
- 18'0 KITCHEN BREAKFAST ROOM
- TWO BEDROOMS (THREE BEDROOM FOOTPRINT)
- GROUND FLOOR CLOAKROOM
- OFF ROAD PARKING / NO ONGOING CHAIN



Mulberry Gardens
Worthing BN12 4NU

**Guide Price £300,000
to £320,000**

A well presented terrace town house offering spacious accommodation arranged over three floors and situated in the popular residential location of Goring-by-Sea and being close to local amenities, bus routes, Goring seafront and excellent schools. Based on a three bedroom footprint the accommodation comprises of an entrance hall, ground floor cloakroom, 18ft kitchen breakfast room and access to the large storage space (formally the garage). To the first floor there is an 18'0 x 17'8 double aspect lounge/dining room. On the second floor you will find two good size bedrooms and a family bathroom. Outside there is an enclosed rear garden and an off road parking space to the front. Internal viewing is strongly recommended to appreciate it fully. Being offered for sale with no ongoing chain.

Entrance Hall

Double glazed front door. Double glazed window to the front. Under stairs storage cupboard. Additional storage cupboard. Double panel radiator.

Cloakroom

Low level WC.

Kitchen/Breakfast Room 18' 0" x 7' 5" (5.48m x 2.26m)

Double glazed, double opening doors to the rear garden. Double glazed window to the rear. Worktops with inset Butler sink and mixer tap. Range of base units and drawers with matching wall mounted cupboards. Fitted oven with four ring hob above and extractor hood over. Integrated fridge. Space and plumbing for a washing machine. Double panel radiator. Inset ceiling spot lights.

First Floor

Lounge/Diner 18' 0" x 17' 8" (5.48m x 5.38m)

Double aspect room with two double glazed windows to both the front and rear. Three double panel radiators.

Second Floor Landing

Airing cupboard.

Bedroom 1 12' 4" to wardrobe front x 10' 1" (3.76m x 3.07m)

Two double glazed windows to the front. Range of fitted wardrobes and cupboards. Double panel radiator.

Bedroom 2 11' 5" x 7' 6" (3.48m x 2.28m)

Double glazed window to the rear. Double panel radiator.

Bathroom

Tiled room with a double glazed window to the rear. Enclosed bath with mixer tap and telephone style hand held shower attachment. Wall mounted shower unit. Low level WC. Corner wash hand basin. Heated towel rail.

Storage Room / Formally The Garage 10' 8" x 9' 7" (3.25m x 2.92m)

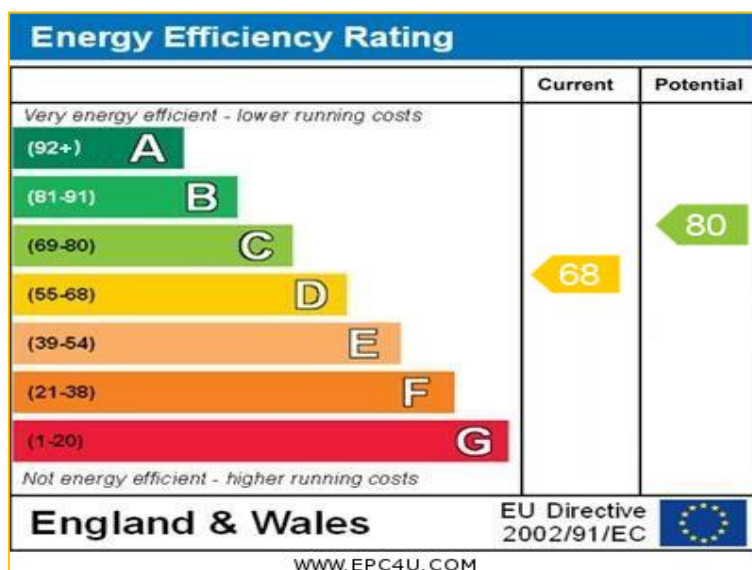
Up and over door. Power and light. (not large enough to store a car in).

Rear Garden

Enclosed and being mainly paved.

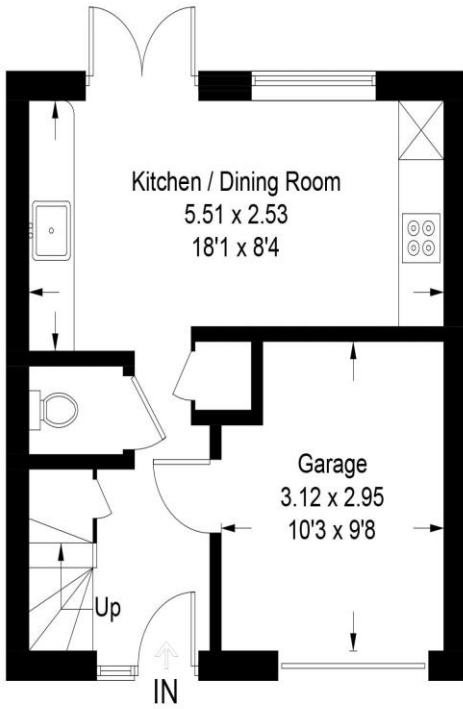
Front garden

Paved providing off road parking.

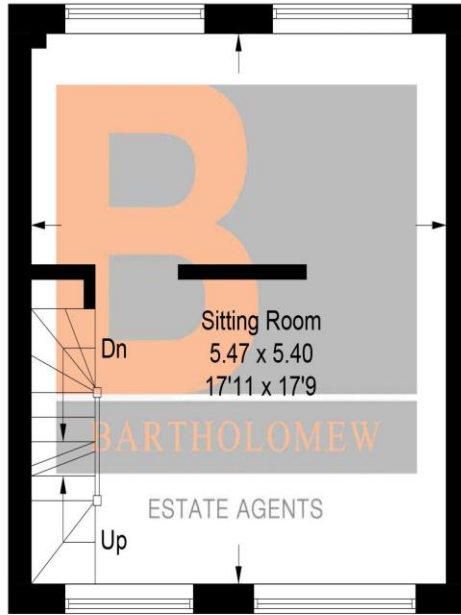


Mulberry Gardens, Goring, BN12 4NU

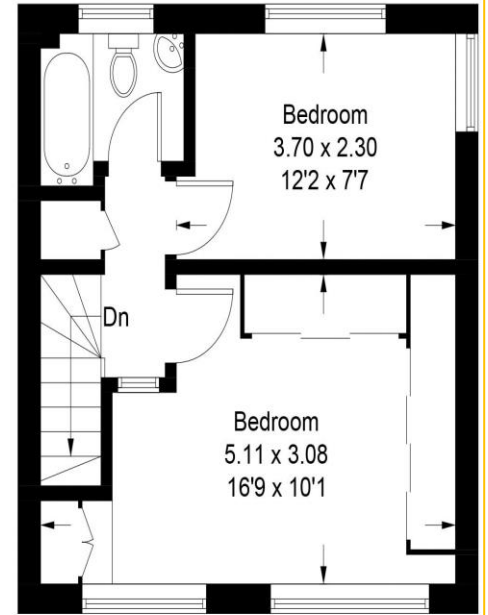
Approximate Gross Internal Area = 92.8 sq m / 999 sq ft
(Including Garage)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

traditional values modern thinking