



**Galsworthy Close, Goring-by-Sea, Worthing, BN12 6LP**  
**£300,000**



**Property Type:** Terraced House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Mid Terrace House
- Three Bedrooms
- Lounge/ Dining Room
- Fitted Kitchen
- Sun Room
- Modern Shower Room
- West Facing Rear Garden
- Garage In Compound
- Close To Local Transport Routes
- Chain Free

We are pleased to present this mid-terrace house to the market. The property offers three bedrooms, a shower room, a fitted kitchen, a lounge/dining room, and a sun room. Additional benefits include a west-facing rear garden, a garage located within a compound, and the advantage of being sold with no onward chain.





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#### **INTERNAL**

The front door opens into an entrance porch, which in turn leads into the entrance hall and through to the lounge/dining room. The lounge area provides ample space for furniture and features an opening beneath the stairs. There is also space for a dining table, with an opening leading through to the kitchen and a door giving access to the sun room. The fitted kitchen comprises a range of wall and base units, a built-in oven, gas hob, sink with drainer, and space for appliances, which may be available by separate negotiation. The sun room benefits from a door leading out to the rear garden. To the first floor, there are three bedrooms, with bedrooms one and two offering built-in storage. The front bedroom also houses the gas-fired combi boiler. The shower room is fitted with a corner shower with seat, a wash hand basin with storage below, and a WC.

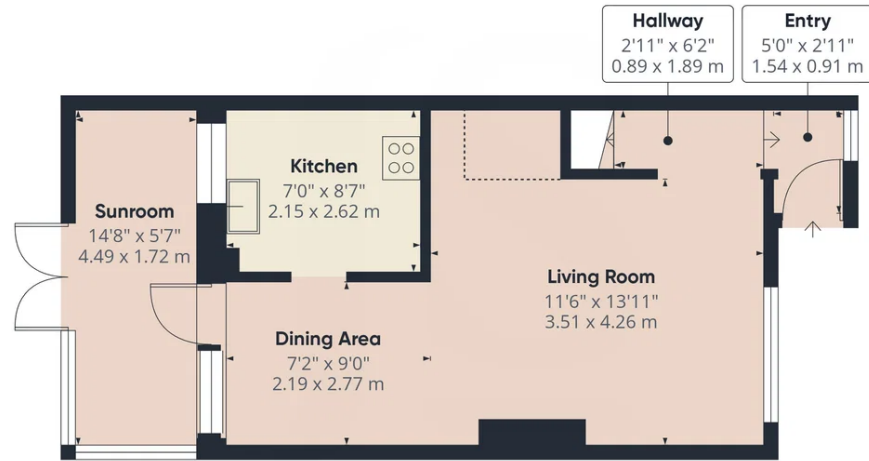
#### **EXTERNAL**

To the front of the property, there is a lawned garden with a palm tree and a pathway leading to the front door. The rear garden is mainly laid to lawn and features a patio area, ideal for outdoor seating. The property also benefits from a garage located within a nearby compound.

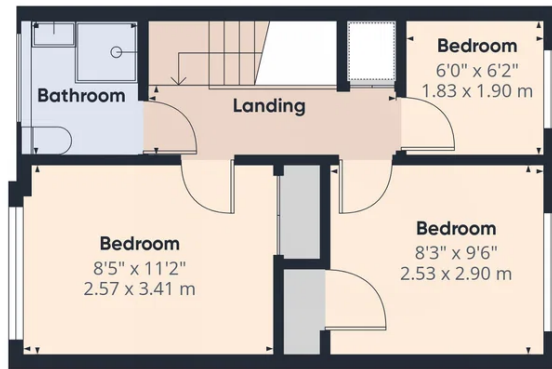
#### **SITUATED**

Located in the popular area of Goring, this property is approximately 0.5 miles from Goring-by-Sea railway station. A range of local amenities and bus routes can be found along The Strand and Aldsworth Parade. Northbrook College is within easy walking distance, while Worthing town centre is just 3.5 miles away.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
718 ft<sup>2</sup>  
66.6 m<sup>2</sup>

Reduced headroom  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our 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.