



Ryecroft Close, Goring-by-Sea, Worthing, BN12

Offers Over **£400,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Shower Room & Seperate WC
- West Facing Rear Garden
- Quiet Cul De Sac
- Garage
- Chain Free
- Close to Local Shopping Facilities & Goring Beach

We are delighted to present this chain-free, semi-detached home nestled within a quiet cul-de-sac in sought-after Goring-by-Sea. Offering three well-proportioned bedrooms, two bright and welcoming reception rooms, a well-appointed fitted kitchen, and a shower room with a separate WC, the property provides comfortable and versatile living throughout. Outside, you'll find a sunny west-facing rear garden, perfect for enjoying the afternoon and evening sun. An added benefit is that the home has had just one previous owner, reflecting the care and longevity of ownership.





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INTERNAL

The front door opens into a welcoming entrance hall with access to the living room. The living room features a fireplace surround and double doors leading through to the dining room, which in turn provides access to the fitted kitchen. The fitted kitchen is equipped with white wall and base units, a built in eye level oven, fitted microwave, gas hob, and spaces for a washing machine, slimline dishwasher, and fridge/freezer. It also includes a sink and drainer, a generous understairs storage cupboard, and a door opening out to the rear garden. On the first floor, there are three well proportioned bedrooms. The modern shower room offers a walk in shower with glass screen and a wash hand basin, with a separate WC located adjacent to it. The property offers access to the loft space via the first floor landing.

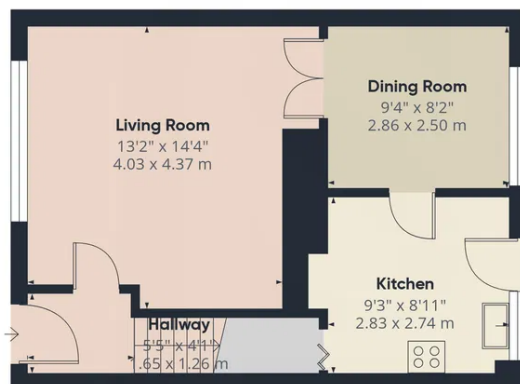
EXTERNAL

The front garden is beautifully maintained, featuring neatly trimmed hedging, an attractive tree, and an area laid to lawn and patio area for morning sun. The west facing rear garden enjoys plenty of afternoon and evening sunshine and is mainly laid to lawn, two espalier pear trees, complemented by two patio areas ideal for outdoor seating or dining, along with a timber shed for additional storage. The property also benefits from a garage located within the nearby garage compound.

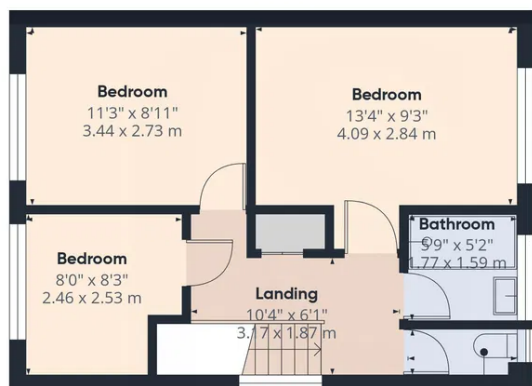
SITUATED

Situated in a quiet cul-de-sac, this property is perfectly positioned just half a mile from the Goring-by-Sea seafront, with the ever-popular Sea Lane Café also just over half a mile away. Everyday conveniences are close at hand, with the Mulberry shopping parade on Goring Road offering a selection of local shops. A wider range of amenities, including restaurants, cafés, a bakery and various independent retailers—can be found 0.8 miles away along the main Goring Road shopping parade. Worthing Town Centre, with its extensive shopping facilities, restaurants, pubs, cinemas, theatres and leisure amenities, lies approximately 1.5 miles from the property. For commuters, Durrington-on-Sea station is conveniently located around half a mile away and regular bus services operate nearby, providing excellent transport links. The area is also well served by reputable schools, including West Park CE Primary School, Goring-by-Sea C of E Primary School, and St Oscar Romero Catholic School, all located within easy reach.





Ground Floor



Floor 1



Approximate total area^m

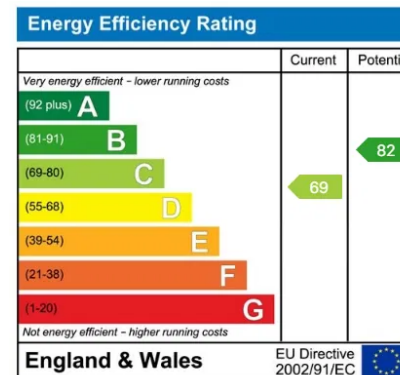
813 ft²

75.5 m²

(1) Excluding balconies and terraces

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

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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.