The Strand, Goring-by-Sea, Worthing, BN12 6DN

Offers Over **£400,000**

Jacobs | Steel

Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Modern Shower Room
- Good Size Rear Facing Garden
- Off Road Parking
- Garage
- Close To Bus Routes & Railway Station
- Close To Local Shops

We are delighted to present this well-presented semi-detached house to the market. The property features three bedrooms, a fitted kitchen, two reception rooms, a conservatory, and a modern shower room. Externally, the home benefits from a generously sized rear garden, off-road parking, and a garage. Ideally located, the property is within easy reach of local shops, bus routes and railway station.

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INTERNAL

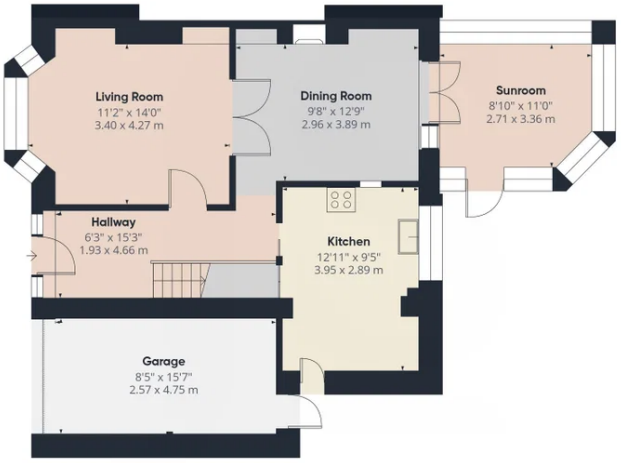
The front door opens into the entrance hall, providing access to all ground floor rooms. The property offers two reception rooms; the first benefits from a south-facing bay window and double doors leading into the second reception room, currently used as a dining room. From here, further double doors open into the conservatory, which in turn provides access to the rear garden. The kitchen is fitted with a range of wall and base units, incorporating a built-in double oven, electric hob, sink with drainer, and space for a fridge/freezer and washing machine. There is also access to a good-sized storage cupboard and a door leading to the side of the property. On the first floor, there are three bedrooms, with bedrooms one offering a storage cupboard and bedroom two benefiting from built in storage and wardrobes. The modern shower room comprises a walk-in shower, wash hand basin with storage, WC, and access to the airing cupboard.

EXTERNAL

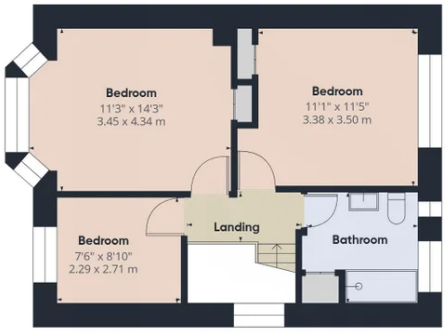
To the front of the property, there is off-road parking leading to the garage, along with a lawned area bordered by established plants and hedging. The rear garden is a generous size and features a lawned section, a pathway extending through the garden, and a variety of established plants, hedges, shrubs, and trees. Additional features include wisteria, a greenhouse, a timber shed, and a pond.

SITUATED

Situated on The Strand, the property is conveniently located close to local amenities, with The Strand Shopping Parade just 0.5 miles away. Worthing Town Centre, offering a comprehensive range of shopping facilities, restaurants, pubs, cinemas, theatres, and leisure amenities, is approximately 2.5 miles away. The nearest railway station is Durrington, located around 0.5 miles from the property, while regular bus services run along The Strand. The Strand also offers a variety of shopping facilities only a short walk away. Local primary and secondary schools are situated nearby to the property.



Ground Floor



Floor 1

Approximate total area(1)

1214 ft²

112.9 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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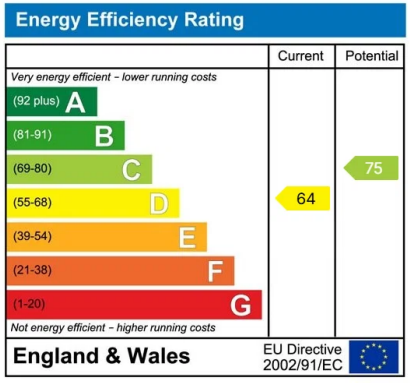

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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