

Mark  
**OLIVER**

**4 EASTERGATE CLOSE, GORING-BY-SEA, BN12 5DH**



**£525,000**

Mark Oliver Estate Agency are delighted to offer to the market a most attractive and well presented detached bungalow located on the highly sought after Goring By Sea and Ferring border. The bungalow is bright & spacious featuring excellent living accommodation including a large triple aspect lounge dining room, beautifully fitted kitchen with integrated appliances, luxurious bathroom with bath tub and shower enclosure and 2 good sized bedrooms. Gas heating & double glazing. Favored west aspect rear gardens with patio decking and brick built garage. Viewing is highly recommended.



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*Sales and Lettings*

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**PORCH**

Porch with upvc front door and side windows.

**ENTRANCE HALL**

Oak flooring. Loft hatch with loft ladder. Built in cloaks cupboard.

**LOUNGE DINING ROOM**

16'9" x 11'6" lounge area (5.12 x 3.52 lounge area)

A large triple aspect lounge dining room featuring a stone fire place. Upvc double glazed windows and sliding patio doors with blinds, to the patio decking and rear gardens. 2 radiators.

**DINING ROOM AREA**

14'1" x 11'1" (4.31 x 3.40)

**KITCHEN BREAKFAST ROOM**

14'0" x 11'1" (4.28 x 3.40)

A beautifully fitted and well equipped kitchen breakfast room featuring a great range of fitted units and work tops including and and half bowl stainless steel sink unit with mixer tap. Integrated appliances include an electric hob and double oven with extractor above. Integrated dishwasher, washing machine, fridge freezer, microwave and plate warmer. Upvc double glazed windows with blinds and door to the gardens. Radiator. Spot lighting. Oak flooring.

**BEDROOM 1**

16'1" x 12'5" (4.91 x 3.81)

A large master bedroom with a range of wardrobes. Radiator. Upvc double glazed window with blinds.

**BEDROOM 2**

10'2" x 11'1" (3.10 x 3.40)

Radiator. Upvc double glazed window.

**BATHROOM**

A luxurious tiled bathroom featuring a free standing bath tub with mixer tap and a large walk in shower enclosure with rain shower and wall spray option. WC. Vanity unit with inset wash basin with mixer. Spot lighting. Upvc double glazed window with blind. Fitted mirror. Heated towel rail / radiator.

**REAR GARDENS**

A favored west aspect rear garden being laid to lawn. Large patio decking area. Side gates to both sides of the bungalow and a door into the garage.

**FRONT GARDENS**

The front gardens are laid to lawn with hedging and a wonderful mature Magnolia tree which extends to the side as the property is located on a corner position within the close.

**BRICK BUILT GARAGE**

17'0" x 8'2" (5.2 x 2.5)

With up and over door. Located to the rear of the bungalow.

**COUNCIL TAX BAND D**



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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