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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE

69 Limbrick Lane, Goring-By-Sea, Worthing, BN12 6AE

Guide price £350,000

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69 Limbrick Lane

Goring-By-Sea, Worthing, BN12 6AE

- Semi-detached house
- Outside store
- Off road parking
- Bay fronted lounge
- Sole agents
- Three good size bedrooms
- West facing rear garden
- Kitchen/diner
- Viewing recommended

A beautifully presented and sensibly laid out three bedroom semi-detached house.

In brief, the accommodation comprises covered entrance into entrance hall, bay fronted lounge, spacious kitchen/diner, three good sized bedrooms, modern fitted family bathroom, off road parking, front garden.

The rear garden is a particular feature of the property being West facing, and laid predominantly to lawn with areas of patio, with a large timber shed and further storage to the side.

Other benefits include gas central heating and double glazing.

In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this lovely family home.

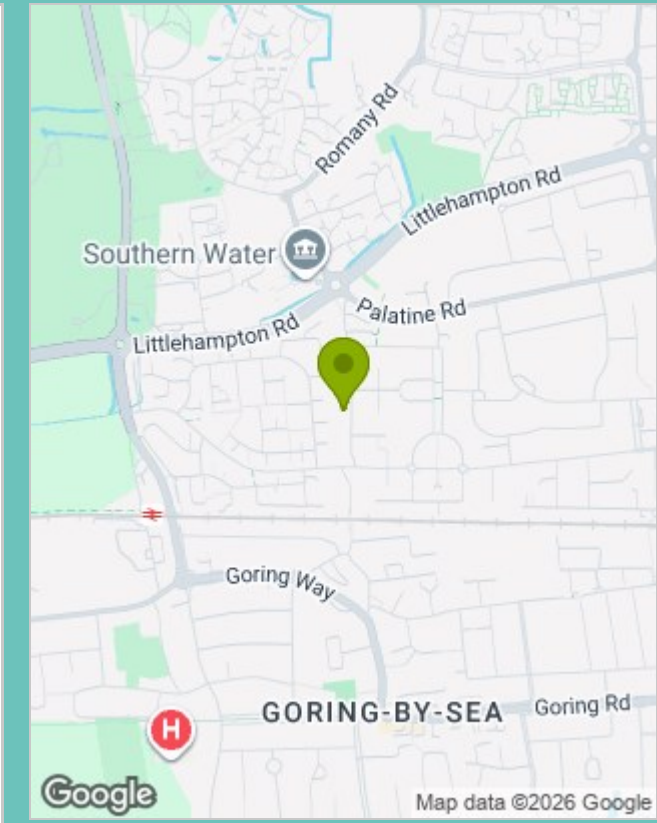
Situated in Limbrick Lane, the property is ideally located close to mainline railway station, regular buses serve the area, local shops can be found nearby, and Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, bars, and restaurants, is approximately three mile distance.

Please contact the vendor sole agents to arrange your private viewing tour.

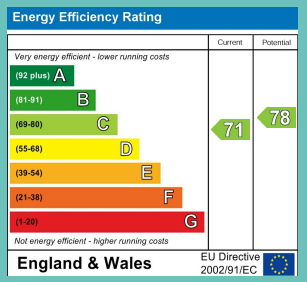
Front door into spacious entrance hall	8' 9 x 6'2 (2.44m 2.74m x 1.88m)
Bay fronted lounge	12'5 x 14'11 (3.78m x 4.55m)
Kitchen/diner	18'11 x 11'1 (5.77m x 3.38m)
Stairs to first floor landing with access to loft	
Bedroom one	12'3 x 9'3 (3.73m x 2.82m)
Bedroom two	9'10 x 6'7 (3.00m x 2.01m)
Bedroom three	11'5 x 5'10 (3.48m x 1.78m)
Family bathroom	6'1 x 4'9 (1.85m x 1.45m)
Off road parking	
Front garden laid to lawn	
West facing rear garden	

Floor Plans

Location Map



Energy Performance Graph



Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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