



Denton Close, Goring, Worthing, West Sussex, BN12
£375,000



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Conservatory
- Ground Floor WC & Modern Bathroom
- Garage In Compound
- Chain Free
- West Facing Rear Garden
- Cul De Sac Location
- Garage in Compound

We are pleased to offer to the market this well presented, three bedroom semi detached house, situated in a popular residential location. The accommodation comprises a lounge, separate dining room, conservatory, fitted kitchen, ground floor WC and family bathroom. Further benefits include a west facing rear garden, garage and convenient access to local shops and transport links. The property is offered for sale with no onward chain.





INTERNAL

The property is entered via an entrance porch, with a further door opening into the entrance hall, providing access to the ground floor rooms and a useful understairs storage cupboard. The ground floor offers two reception rooms, a fitted kitchen, conservatory and separate WC. The kitchen is fitted with a range of wall and base units and includes a built in eye level oven, gas hob, sink and drainer, along with space for further appliances. A door provides access to the side of the property, while a further door leads through to the second reception room. On the first floor are three well proportioned bedrooms. Two of the bedrooms benefit from fitted wardrobes and drawer units, while the third bedroom is also a good size. Completing the accommodation is a modern bathroom, fitted with a bath with shower over and glass screen, wash hand basin, WC and useful storage.

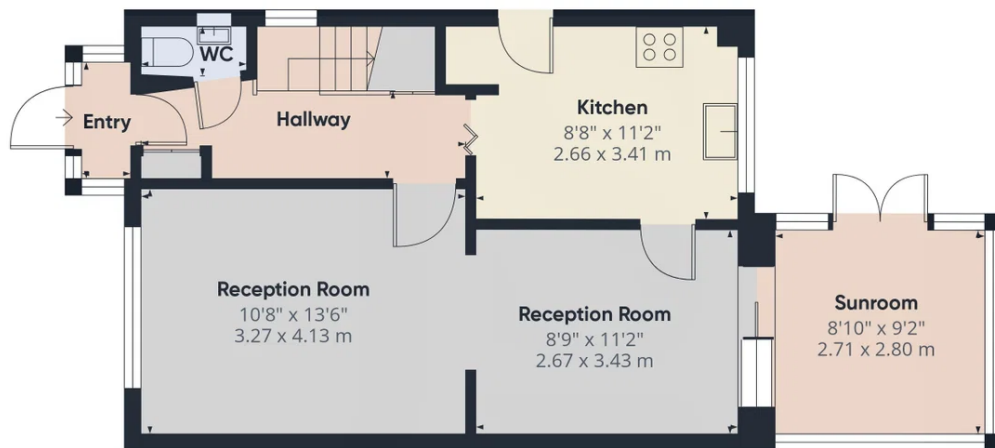
EXTERNAL

To the front, the property benefits from an attractive landscaped garden featuring a variety of established plants and trees, along with a patio area. A timber side gate provides access through to the rear garden. The west facing rear garden has been designed for easy maintenance, featuring an artificial lawn, patio area, mature tree and timber storage shed. A secure timber gate to the rear provides additional access. The property also benefits from a garage located within a compound to the rear.

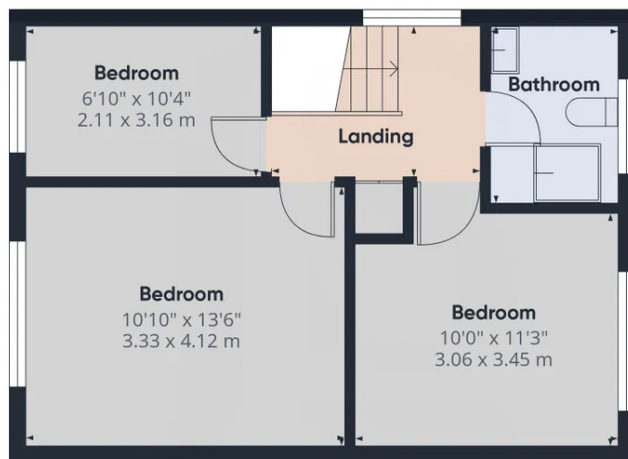
SITUATED

Situated within a highly sought-after residential area, the property occupies a pleasant cul-de-sac position, with a range of local amenities available within approximately 100 yards. The picturesque Goring Gap and seafront are also within easy reach, located just under a mile away. Worthing town centre is approximately three miles away and offers an extensive selection of shops, restaurants, cafés, pubs, cinemas, theatres and leisure facilities. Goring-by-Sea railway station is less than half a mile from the property, while regular bus services operate nearby, providing convenient transport links to surrounding areas.





Ground Floor



Floor 1

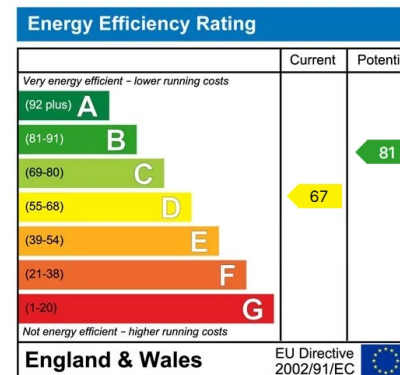


Approximate total area^m
952 ft²
88.4 m²

(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.

GIRAFFE360



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.