

and company bacon
Estate and letting agents

1 Walpole Avenue, Goring-By-Sea - BN12 4PL

£550,000









1 Walpole Avenue

Goring-By-Sea, Worthing

A well presented three/four bedroom chalet bungalow situated in the popular Goring location within close proximity to local shops, train station and bus routes. The ground floor accommodation briefly comprises; entrance hall, bay fronted living room, separate dining room and a well appointed kitchen with adjoining utility room. A downstairs double bedroom with fitted storage, modern shower room and a separate wc. A versatile study room which could be used as a fourth bedroom. Upstairs there are two further bedrooms and shower room. Externally the property benefits from a delightful and secluded landscaped west facing rear garden, garage and private driveway with additional parking. CHAIN FREE.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- CHAIN FREE
- Detached Chalet Bungalow
- Three/Four Bedrooms
- Well Presented Throughout
- Private Driveway & Garage
- West Facing Rear Garden
- Two Bathrooms

Entrance Hall
Spacious hallway. Hard flooring. Pendant light. Radiator. Access to cupboard space.

Bay Fronted Living Room
Dimensions: 4.93 x 3.93 (16′2″ x 12′10″). Dual aspect. Hard flooring. Double glazed bay window. Ceiling rose with pendant Light. Gas fire with surround. Detailed cornice.

Study
Dimensions: 3.91 x 2.60 max (12′9″ x 8′6″ max). Fitted cabinetry and worktop. Hard flooring. Pendant light.

Dining Room
Dimensions: 4.08 x 3.49 (13′4″ x 11′5″). Hard flooring. Sliding patio door to garden. Radiator. Ceiling rose with pendant light. Detailed cornice. Opening to;

Kitchen
Dimensions: 3.58 x 3.21 (11′8″ x 10′6″). Range of gloss white shaker style wall and base units with granite work surfaces. Freestanding oven and four ring gas burner. Extractor fan. Space for under counter fridge. Integrated dishwasher. Sink incorporating drainer with swan neck mixer tap. Part tiled walls. Inset spotlights. Hard flooring. Double glazed window. Door to;

Utility Room
Space for additional white goods. Recently fitted boiler. Additional storage space.

Downstairs Shower Room
Refurbished shower room. Tiles walls. Inset spotlights. Walk in shower. Wash hand basin with cabinet space below. Radiator. Obscure double glazed window.

Separate wc
Tiled walls. Close coupled wc. Obscure double glazed window.



Bedroom One
Dimensions: 3.79 x 2.75 (12′5″ x 9′0″). Double bedroom located on the ground floor. Hard flooring. Double glazed window. Radiator. Pendant light. Fitted wardrobes.

Stairs To First Floor

Bedroom Two
Dimensions: 5.14 x 4.14 max (16′10″ x 13′6″ max). Double bedroom. New carpet. Two dome lights. Two Velux windows. Double glazed window overlooking the garden. Radiator. Sloped ceilings. Access to eaves storage.

Bedroom Three
Dimensions: 4.14 x 2.73 (13′6″ x 8′11″). New carpet. Sloped ceiling. Radiator. Velux window. Access to eaves storage.

Upstairs Shower Rom
Shower cubical. Sink with cabinet storage below. Inset spotlights. Obscure double glazed window. Close coupled wc. Additional cabinet storage. Radiator. Extractor fan.



REAR GARDEN

A generous landscaped westerly aspect garden. Mainly laid to lawn with with a brick pathway. Well established shrub boarders. Paved patio area to the rear of the property with a timber pergola.

GARAGE

Single Garage

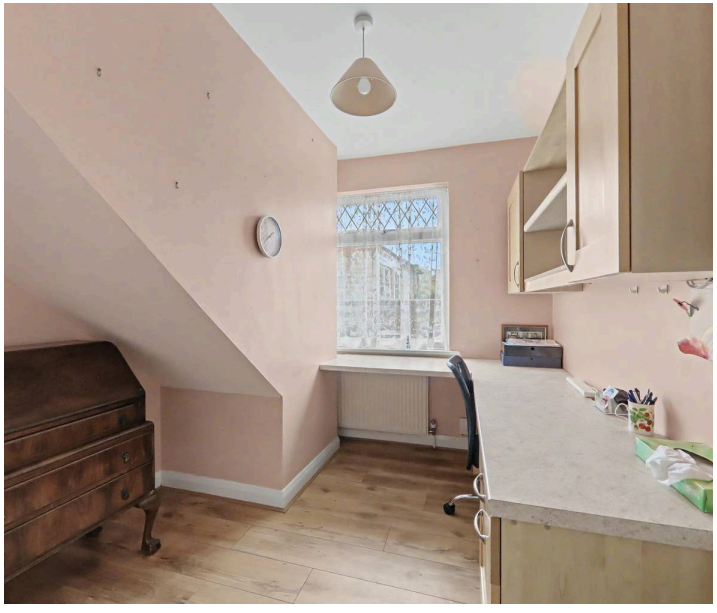
Brick built garage. Access via folding doors or garden. Gas and electric meter.

DRIVEWAY

1 Parking Space

Block paved driveway for multiple cars. Additional parking available on street.

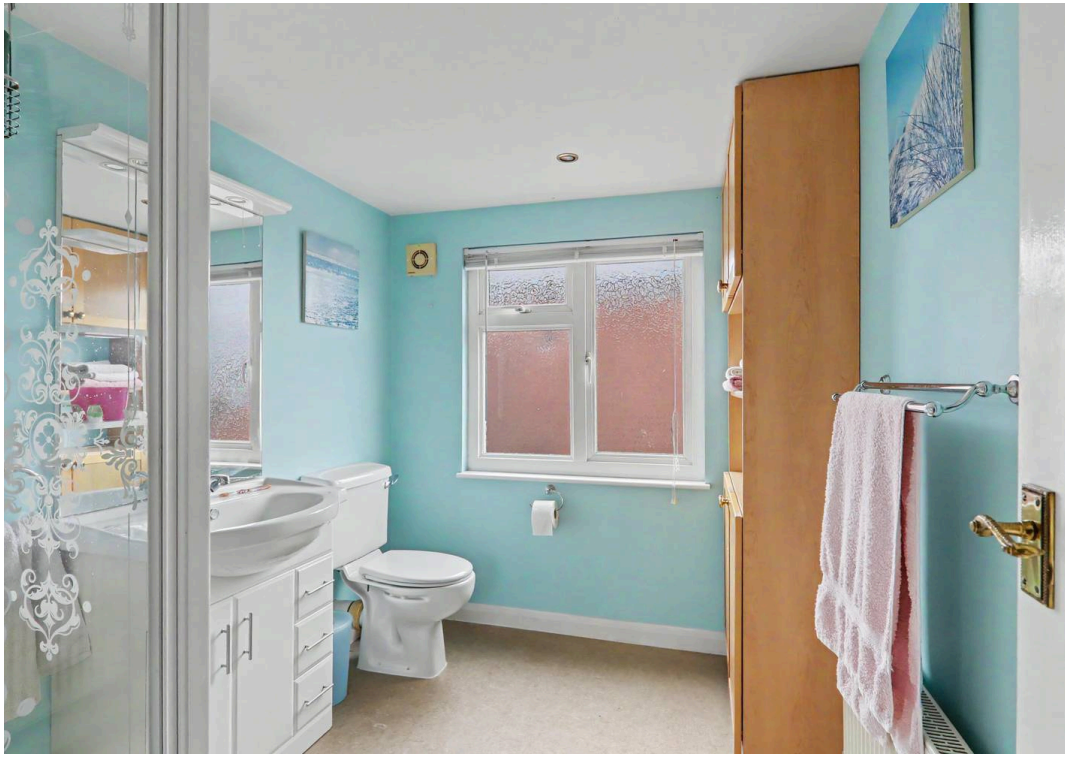














GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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