



14 Patching Close

Goring-By-Sea, Worthing, BN12 6AU

Guide price £325,000

Freehold Council Tax Band C

A beautifully presented and deceptively spacious three bedroom family home with no onward chain.

In brief the accommodation comprises spacious enclosed entrance porch into lounge/diner with archway opening onto kitchen/breakfast room. To the first floor are three bedrooms and a modern fitted family bathroom.

The front garden is laid to lawn, and the South facing rear garden is a particular feature of the property, with a timber shed and a gate giving rear access.

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 chain free home.

Situated off Boxgrove, local shops can be found nearby, which cater for everyday needs. The nearest mainline railway station is Goring by Sea, and regular buses serve the area. Worthing town centre with its more comprehensive range of pedestrianised shopping facilities, is approximately three miles distant.

Double glazed porch
4'8 x 5'11 (1.42m x 1.80m)

Lounge/diner
14'4 x 14'0 (4.37m x 4.27m)

Kitchen/diner
14'4 x 10'2 (4.37m x 3.10m)





First floor landing with access to loft space

Bedroom one
13'11 x 8'1 (4.24m x 2.46m)

Bedroom two
8'0 x 9'2 (2.44m x 2.79m)

Bedroom three
5'7 x 8'1 (1.70m x 2.46m)

Modern fitted family bathroom
5'9 x 5'9 (1.75m x 1.75m)

Front garden

South facing rear garden



Floor Plan



Viewing

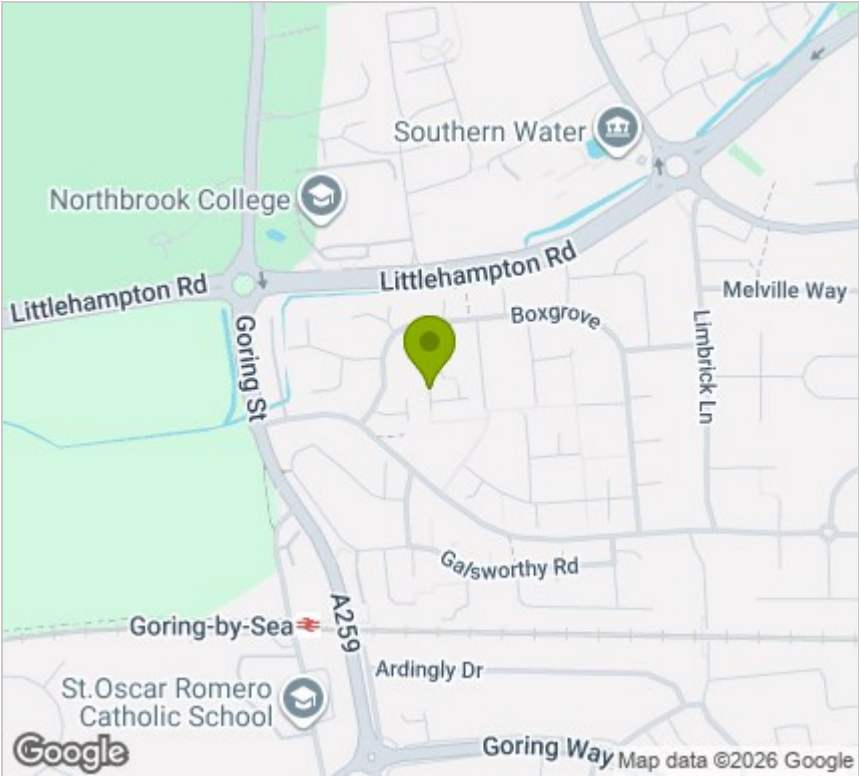
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

