



Keymer Crescent, Goring-by-Sea, Worthing, BN12

£450,000



Property Type: End of Terrace House

Bedrooms: 3

Bathrooms: 1

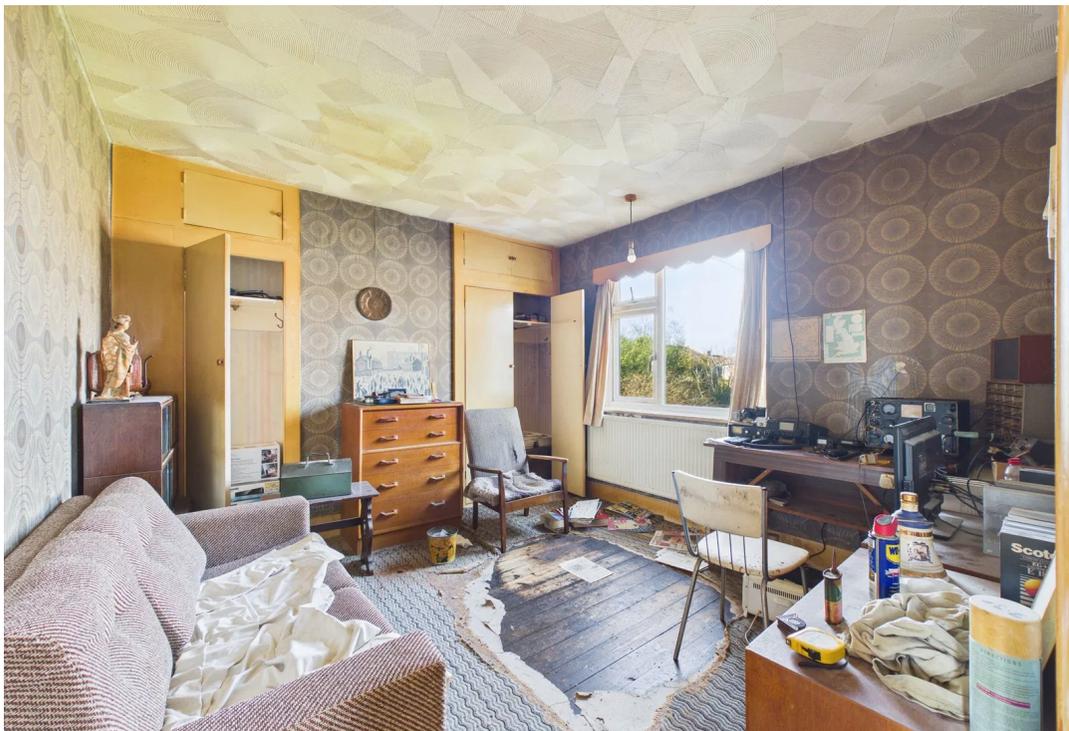
Receptions: 2

Council Tax Band: C

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Ground Floor WC
- Bathroom
- In Need Of Modernisation
- Chain Free
- Large Rear Garden
- Close To Local Shopping Facilities

We are pleased to offer to the market this three-bedroom semi-detached house. The property comprises two reception rooms, a kitchen, a family bathroom, and a ground floor WC. Externally, the home benefits from off-road parking and a very good-sized rear garden. The property is in need of modernisation, offering excellent potential for improvement and the opportunity to create a fantastic family home.





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INTERNAL

The front door opens into a welcoming entrance hall, providing access to the ground floor rooms and a convenient ground floor WC. There are two reception rooms, with the second reception room featuring an opening through to the kitchen, creating a flexible living and dining space. The kitchen offers space for fitted units and includes a door leading into the lean-to area. To the first floor, there are three bedrooms. The family bathroom comprises a bath, wash hand basin, and WC.

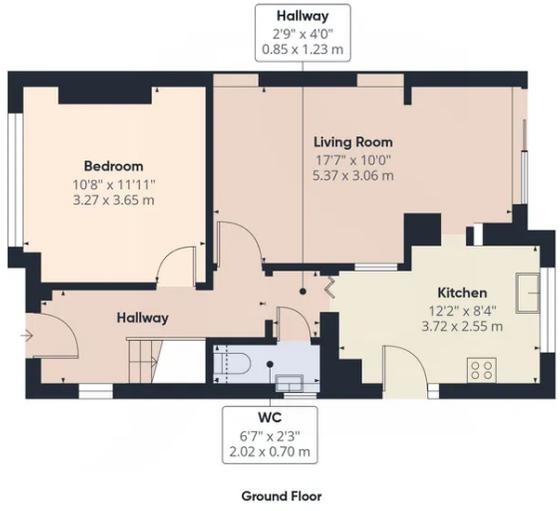
EXTERNAL

The property benefits from off-road parking to the front. An up-and-over door provides access to the garage, with a separate gate leading into the lean-to. The rear garden is a very good size, mainly laid to lawn, and features a pathway and a mature tree.

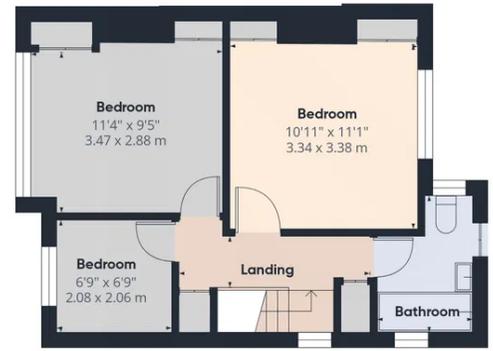
SITUATED

in the highly sought-after area of Goring by Sea, the property is ideally positioned just 700 yards from the seafront. The popular Sea Lane Café is only a short walk away, and Goring Road shops are less than half a mile from the property. Worthing town centre, with its wide range of shops, restaurants, and theatres, lies approximately 2.5 miles to the east. Excellent transport links are close at hand, with Durrington-on-Sea train station under a mile away and regular bus services available nearby on Alinora Crescent.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 880 ft²
 81.9 m²

Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Whilst we endeavour to make our 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.

