



PEAR
PROPERTIES

Goring Road, Goring-By-Sea
Worthing

£425,000



Goring Road

Goring-By-Sea, Worthing

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Three Bedroom End Of Terrace House
- Fantastic Size Double Aspect Living Room
- Spacious Kitchen/Diner with Tri-Fold Doors on to Garden
- Family Bathroom and En-Suite to Master
- Downstairs Cloakroom
- Beautifully Presented Throughout
- Allocated Parking Space
- Low Maintenance Rear Garden
- Convenient Location, Close to Schools, Local Amenities and Seafront
- Please Take a Look at Our Virtual Tour and Walk Through Video



Entrance Hall

3' 10" x 19' 11" (1.18m x 6.06m)

A welcoming and bright entrance hall with large understairs storage cupboard, stairs leading to first floor and double doors leading in to kitchen/dining room.

Kitchen/Dining Room

11' 10" x 24' 3" (3.60m x 7.40m)

A fantastic open plan kitchen/dining room with double aspect making this a bright room. The kitchen area comprises feature floor to ceiling window, a range of modern grey high gloss wall and base units with integrated oven, hob, extractor hood, dishwasher and washing machine with space for further appliances. The dining room allows for a good size dining table and chairs with tri-fold doors on to the rear garden.

WC

3' 3" x 6' 0" (0.98m x 1.84m)

A useful ground floor WC comprising low level WC, pedestal wash hand basin.

First Floor Landing

4' 6" x 12' 2" (1.37m x 3.72m)

Bright landing with storage cupboard.

Bedroom

11' 10" x 10' 3" (3.60m x 3.12m)

Spacious double bedroom.

Living Room

19' 9" x 13' 7" (6.03m x 4.14m)

A fantastic size living room with double windows overlooking the rear.

Second Floor Landing

4' 6" x 12' 2" (1.37m x 3.72m)

Spacious and bright landing with storage cupboard.



Bedroom

11' 11" x 10' 3" (3.63m x 3.13m)

A further spacious double bedroom with large window.

Master Bedroom

11' 11" x 13' 7" (3.62m x 4.13m)

A fantastic size double aspect master bedroom with door leading to en-suite.

En-Suite

7' 5" x 4' 5" (2.27m x 1.35m)

Modern fitted en-suite shower room comprising double walk in shower cubicle, WC, pedestal wash hand basin, chrome heated towel rail.

Bathroom

7' 6" x 4' 8" (2.29m x 1.41m)

Modern tiled family bathroom comprising bath with shower over, WC, pedestal wash hand basin and tall chrome heated towel rail.

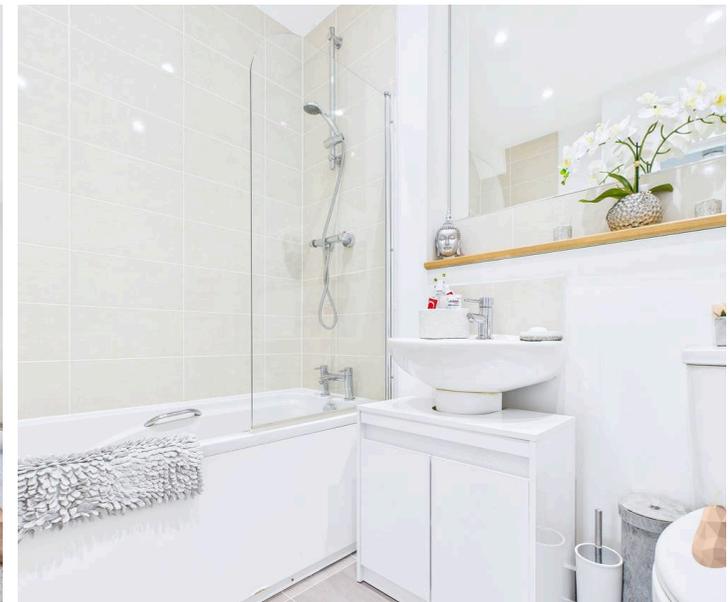
Garden

A low maintenance rear garden enclosed by fencing comprising patio and the remainder being laid to lawn.

ALLOCATED PARKING

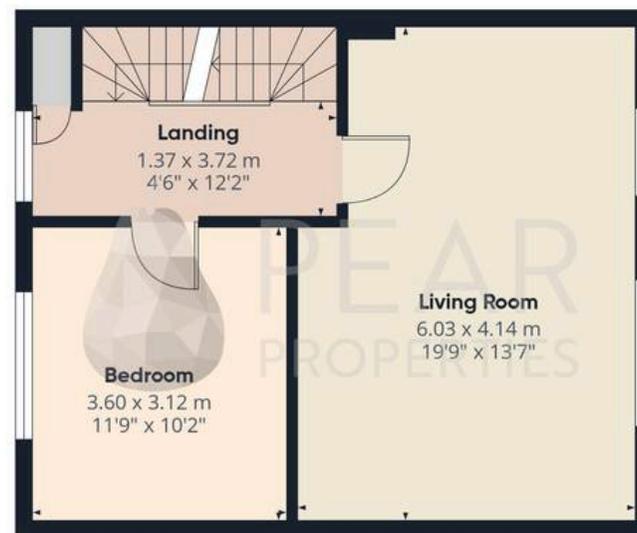
1 Parking Space

Allocated parking space.

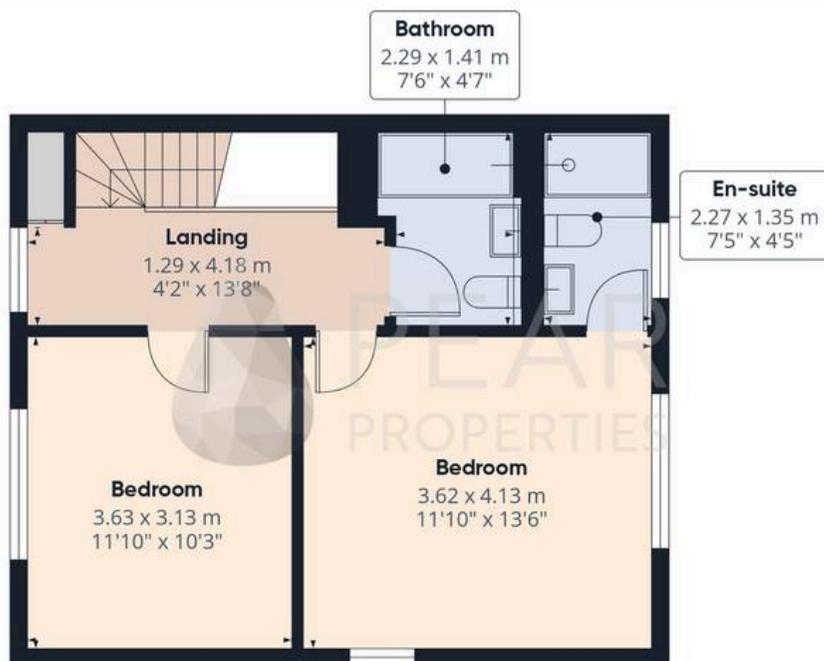




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

122.7 m²

1320 ft²

(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



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