



82 Goring Way, Worthing, BN12 4TY
Asking Price £475,000

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CHAIN FREE two double bedroom detached bungalow located in highly sought after SOUTH GORING. Local shops and transport links on the door step. This home offers spacious and light accommodation comprising, entrance vestibule, entrance hall, lounge, separate dining room, conservatory, kitchen, two double bedrooms and shower room with separate Wc. Externally there is a well landscaped rear garden, front garden, private driveway and garage.

- Detached Bungalow
- Chain Free
- South Goring
- Two Double Bedrooms
- Private Driveway
- Garage
- Generous Garden
- Close To Local Amenities





Glazed Door Leading To;

Entrance Vestibule

South facing. Brick base with glazed windows. Space for seating.

Entrance Hallway

Carpet. Radiator. Access to cupboard housing electric meter. Coat/storage cupboard.

Living Room

5.34 x 3.45 (17'6" x 11'3")

Bay fronted dual aspect living room. Carpet. Radiator. Wall lights. Double glazed leaded light windows. Electric fire and stone surround.

Kitchen

4.36 x 2.25 (14'3" x 7'4")

Range of shaker style base and wall cabinets. Worktop incorporating electric hob with extractor fan above. Double oven. Space for under counter washing machine. Integrated fridge/freezer. Boiler.

Dining Room

3.62 x 3.45 (11'10" x 11'3")

Carpet. Pendant light. Radiator. Wall lights. Sliding door to;

Conservatory

Hard flooring. Wall light. Glass roof. Sliding door to garden.

Bedroom One

3.78 x 3.11 (12'4" x 10'2")

South aspect. Double bedroom. Fitted wardrobes with over bed storage. Carpet. Radiator. Leaded light window. Pendant light

Bedroom Two

3.45 x 2.14 (11'3" x 7'0")

Double bedroom. Leaded light window. Fitted wardrobe. Carpet. Radiator. Pendant light.

Shower Room

2.76 x 2.61 (9'0" x 8'6")

Step in shower with riser rail. Wash hand basin. Heated towel rail. Obscure glazed window. Dome light.

Separate Wc

1.68 x 0.81 (5'6" x 2'7")

Close coupled Wc. Wash hand basin. Hard flooring. Obscure glazed window.

Loft

Pull down ladder. Light. Partially boarded. Velux window.

External

Rear Garden

Patio area. Mostly laid to lawn. Established shrub borders. Shed. Rear access to garage. Water butts. Side access leading to the front of the property.

Front Garden

Mature shrubs. Lawned area. Path leading to front door.

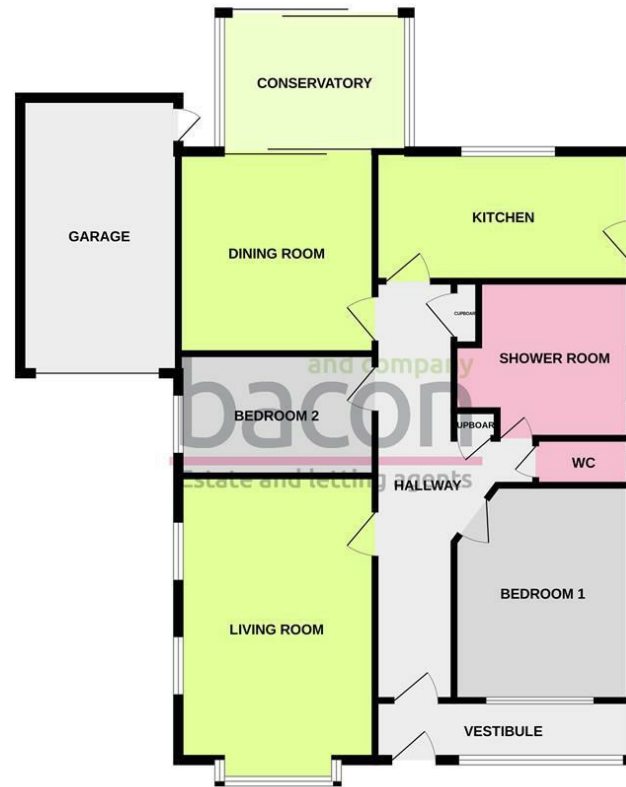
Private Driveway

Concrete drive. Space for multiple cars. Access to;

Garage

Power & light. Up and over door.

GROUND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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