



Sycamore Courtlands Way, Worthing, BN12 4BX
Offers Over £400,000

and company
bacon
Estate and letting agents



We are delighted to offer to the market this secluded two bedroom semi-detached bungalow. Situated in Courtlands Way, Goring-By-Sea the location offers a fantastic blend of rural and peaceful surroundings with being so close to local amenities and the beach. The accommodation briefly comprises; Open plan living styles downstairs with a lounge area, dining area and kitchen area. You also have the benefits of a downstairs shower room. Upstairs you have two bedrooms and a further bathroom. Outside you have ample wrap around mature gardens with access to private garage and driveway.

- Two Bedrooms
- Semi-Detached Bungalow
- Off Road Parking
- Private Garage
- Wrap Around Gardens
- Two Bathrooms
- Goring-By-Sea Location
- Viewing Highly Recommended





Hallway

Karndean flooring. Radiator.

Lounge Area

4.83m x 3.84m (15'10" x 12'7")

Karndean flooring. Radiator. Double glazed doors leading onto garden.

Dining Area

2.77m x 2.44m (9'1" x 8'0")

Karndean flooring. Radiator. Double glazed window. Double glazed French doors leading to garden.

Kitchen Area

3.84m x 2.82m (12'7" x 9'3")

Karndean flooring. A range of matching wall and base units. Stainless steel sink with drainer. Two double glazed windows with further double glazed French doors leading onto garden.

Downstairs Shower Room

Karndean flooring. Shower. Low level Wc with matching wash hand basin. Wall mounted heated towel rail. Storage cupboard with shelving above. Double glazed window.

Stairs leading to;

First Floor Landing

Enclosed storage cupboard.

Bedroom One

3.81m x 3.23m (12'5" x 10'7")

Double glazed velux window. Built in wardrobe. Radiator.

Bedroom Two

2.69m x 2.49m (8'9" x 8'2")

Radiator. Double Glazed velux window.

Bathroom

Panelled bath. Wash hand basin. Double glazed velux window.

Gardens

A true feature of this property is the mature wrap around private gardens.

Driveway & Garage

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Required Information

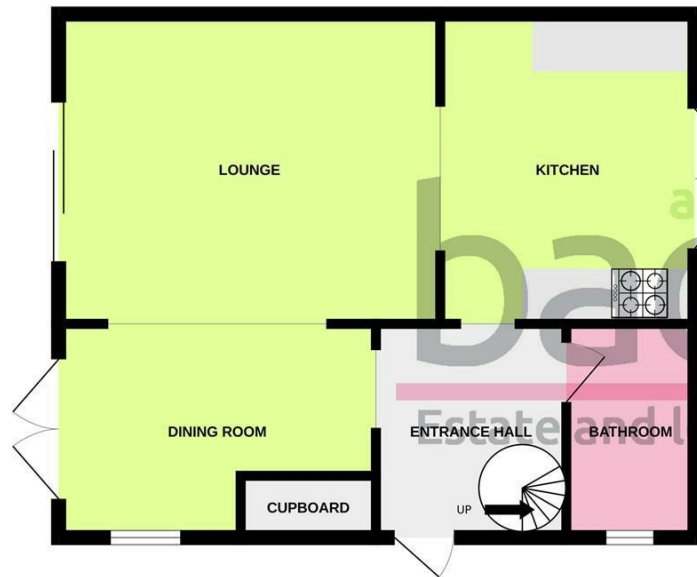
Council tax band:

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	71
(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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