Burlington Road, Goring-by-Sea, Worthing, BN12

Guide Price **£400,000**

Jacobs | Steel

Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Council Tax Band: C

- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Kitchen
- Bathroom & Separate WC
- West Facing Rear Garden
- Off Road Parking
- Garage
- Vendor Suited
- Close To Local Transport Links

We are delighted to bring to the market this well-presented three-bedroom semi-detached home, ideally situated within easy reach of local shops and excellent transport links. The accommodation comprises a spacious lounge/dining room, fitted kitchen, bathroom and separate WC. Outside, the property benefits from a west-facing rear garden, off-road parking and a garage. The current vendor has already found a property.

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INTERNAL

The front door opens into a welcoming entrance hall, providing access to the ground floor accommodation and useful under-stairs storage cupboards. The lounge/dining room is a bright and spacious area, featuring a fireplace surround with back boiler and sliding doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units and benefits from an integrated eye-level oven, integrated fridge/freezer, and space and plumbing for both a washing machine and dishwasher. A door provides access to the side of the property. On the first floor, there are three bedrooms, with bedrooms one and two benefiting from fitted wardrobes. The bathroom is fitted with a bath and wash hand basin, while the separate WC is conveniently located adjacent to the bathroom. An airing cupboard can also be found off the landing, providing additional storage space.

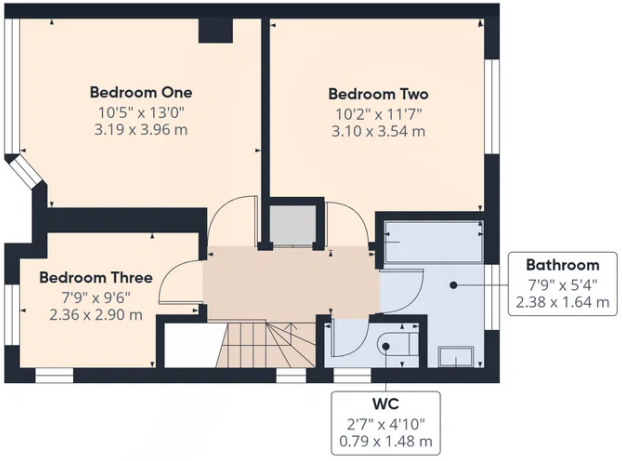
EXTERNAL

To the front of the property, there is off-road parking alongside an area of lawn with a variety of established plants. Timber gates provide side access through to the rear garden. The west-facing rear garden is a particular feature of the property, offering a good-sized lawn, a patio area ideal for outdoor seating, and a selection of mature plants, hedges and shrubs. There is also an additional area of lawn located behind the garage, providing further outdoor space. The garage is accessed via an up-and-over door and also benefits from a personal side door.

SITUATED

Burlington Road is conveniently situated close to The Strand Shopping Parade, which is less than half a mile away and offers a range of everyday amenities. Worthing town centre is approximately 2.5 miles from the property and provides a wider selection of shops, restaurants, pubs, theatres, cinemas and leisure facilities. For commuters, Durrington railway station is around half a mile away, while regular bus services can be found nearby on The Strand, offering easy access to the surrounding areas.

Ground Floor



Floor 1

Approximate total area(1)

851 ft²

79 m²

(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.

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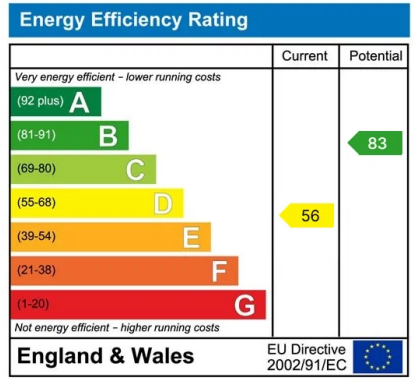

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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