



**Goring Way, Goring-by-Sea, Worthing, BN12**

**£400,000**



**Property Type:** Chalet

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** D

- Semi Detached Bungalow
- Three Bedrooms
- Kitchen
- Lounge & Conservatory
- Private Rear Garden
- Off Road Parking
- Garage
- Chain Free
- Close To Local Shopping Facilities
- Bus Routes Nearby

We are delighted to present this semi-detached bungalow to the market. The property offers versatile accommodation comprising three bedrooms, a lounge, breakfast room, kitchen, bathroom, and separate WC. Externally, the property benefits from off-road parking, a garage, and a rear garden. Ideally situated in a popular residential location, the home is within easy reach of local shopping facilities, well-regarded schools, and convenient bus routes. Offered to the market chain free.





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#### **INTERNAL**

The front door opens into an entrance porch, with a further door leading into the main hallway, providing access to all principal rooms. To the front of the property is a spacious lounge featuring a fireplace surround with a gas fire. The ground floor offers three well-proportioned bedrooms, one of which could alternatively be used as an additional reception room if desired. The bathroom is fitted with a walk-in shower, WC, and wash hand basin, with the added convenience of a separate WC located adjacent. To the rear of the property is a dining hall, complete with stairs rising to the first floor and a door leading through to the kitchen. The kitchen provides space for a range of appliances and includes a sink with drainer. Upstairs, there is a further room featuring Velux windows, along with access to additional loft storage.

#### **EXTERNAL**

To the front of the property there is off road parking leading to the garage. The front has been laid to lawn with well established shrubs and flower beds, pathway to front door and side access to the rear garden. The rear garden is a good size and is well established.

#### **SITUATED**

Located in the highly sought-after area of Goring-By-Sea a range of local amenities can be found within approximately 200 yards of the property. The picturesque Goring Gap and seafront are also within easy reach, just under a mile away. Worthing Town Centre, offering an extensive selection of shops, restaurants, pubs, cinemas, theatres, and leisure facilities, is situated around three miles from the property. The nearest railway station, Goring-by-Sea railway station, is approximately half a mile away, and regular bus services operate close by, providing convenient transport links.





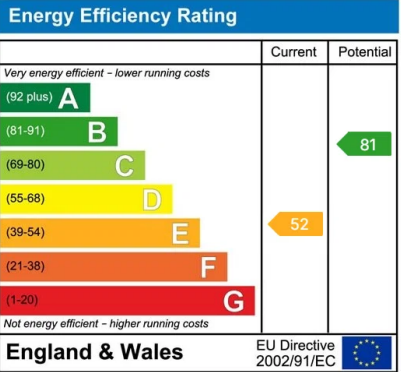
Approximate total area<sup>m</sup>  
 1117 ft<sup>2</sup>  
 103.7 m<sup>2</sup>

(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.

GIRAFFE 360



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.