



- OPEN PLAN COTTAGE STYLE HOME
- FEATURE 24FT X 15FT LOUNGE
- DOUBLE GARAGE - 24FT X 13FT5
- OFF ROAD PARKING
- CLOSE TO SHOPS & AMENITIES
- NO ONGOING CHAIN



Goring Road
 Worthing BN12 4PA

**Guide Price £375,000
 to £385,000**

A spacious character home situated in the highly sought after location of South Goring, close to the sea front, local shops, amenities and a bus stop. Accommodation offers a feature 24ft open plan lounge/dining room, kitchen, ground floor cloakroom, two double bedrooms and a large family bathroom. Outside you will find off road parking to the rear and a double garage. Being sold with no ongoing chain, viewings are strongly recommended to appreciate it fully.

Lounge/Diner 24' 1" x 15' 0" (7.34m x 4.57m)

Double glazed window to the front. Double opening, double glazed doors to the rear. Two fireplaces. A double and a single panel radiator. Fitted bar.

Inner Lobby 4' 10" x 4' 9" (1.47m x 1.45m)

Double glazed door giving access to the side. Single panel radiator.

Cloakroom

Low level WC. Wash hand basin with tile splashback.

Kitchen 12' 1" x 8' 8"max (3.68m x 2.64m)

Double aspect room with double glazed windows to the side and rear. Roll edge worktops with inset stainless steel, one and an half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Space for a cooker with an extractor hood over. Space and plumbing for a washing machine. Space for a fridge freezer. Single panel radiator.

First Floor Landing 12' 5" x 5' 0"max (3.78m x 1.52m)

Loft access.

Bedroom 1 14' 10" x 11' 0" (4.52m x 3.35m)

Double glazed window to the front. Range of fitted wardrobes and cupboards. Double panel radiator.

Bedroom 2 12' 6"max x 9' 7"max (3.81m x 2.92m)

Double glazed window to the rear. Fireplace with ornamental surround. Double panel radiator.

Family Bathroom 11' 1" x 8' 8" (3.38m x 2.64m)

Double glazed window to the rear. Low level bath. Walk in shower cubicle with wall mounted controls. Pedestal wash hand basin. Low level WC. Storage cupboards. Double panel radiator.

Front garden

Mainly paved with a stone wall to the front.

Rear Garden

Mainly block paved with shrub borders and rockeries. Summerhouse.

Garage - Double 24' 0" x 13' 5" (7.31m x 4.09m)

Double up and over door. Pitched roof. Window to the side. Power and light.

