

Harwood Avenue, Goring-by-Sea, Worthing, BN12

£325,000

Jacobs | Steel



Property Type: Semi-Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Semi Detached Bungalow
- Two Double Bedrooms
- Good Size South Facing Garden
- South Facing Lounge
- Off Road Parking
- Garage
- Close To Local Shopping Facilities
- Chain Free

We are pleased to offer to the market this semi detached bungalow, offering two bedrooms, a bright south facing lounge, sun room, separate fitted kitchen and bathroom. The property further benefits from a generous south facing rear garden, off road parking and a garage. Offered for sale with no onward chain.











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INTERNAL

The front door opens into an entrance porch, with a further door leading into the welcoming entrance hall, which provides access to all rooms and a useful storage cupboard. The bright south-facing lounge enjoys plenty of natural light and opens directly into the sun room, creating an additional reception space overlooking the rear garden. The separate fitted kitchen is equipped with a range of wall and base units, complementary work surfaces, an inset sink and drainer, spaces for appliances, and a door providing direct access to the rear garden. The property offers two well proportioned bedrooms. The main bedroom benefits from fitted wardrobes and drawers, while the second bedroom also features a fitted wardrobe, providing excellent built-in storage. The bathroom is fitted with a panel enclosed bath with an electric shower over, glass shower screen, wash hand basin and W.C.

EXTERNAL

To the front of the property there is a lawned garden bordered by mature hedges, with a shared driveway leading to the garage, which benefits from an up and over door. A side gate provides convenient access to the rear garden. The generous south facing rear garden is a particular feature of the property, offering a patio area ideal for outdoor dining, an area laid to lawn, and an attractive selection of established hedges, mature plants and trees, creating a private and well established outdoor space.

SITUATED

Situated in the popular area of Goring, the property is conveniently located within walking distance of the local shops and amenities on Palatine Road. Worthing Town Centre, with its comprehensive range of shopping facilities, restaurants, pubs, cinemas, theatres, and leisure amenities, is approximately 3 miles away. The nearest railway station is Goring-by-Sea railway station, located around three-quarters of a mile from the property, while regular bus services also operate nearby. The property is conveniently positioned close to Orchard Junior School and Orchard Infant School.



Approximate total area(1)

666 ft²

62.1 m²

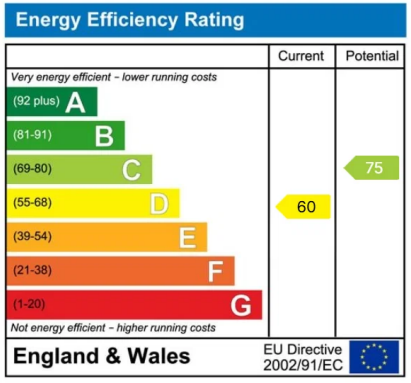
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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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