



3



1



1



D



Description

We are delighted to offer this beautifully presented Detached bungalow on the Goring/Ferring borders with great access to local shops, bus routes, train station, restaurants, cafes and being only a mile from the beach and the south downs national park being near, this is a really well position property for lots of various needs. The property has a spacious entrance hall, bay fronted living room, modern fitted kitchen with built in appliances, three double bedrooms, a large modern bathroom/w.c. Outside are landscaped front and rear gardens, ample parking and garage. Internal viewing is essential to be fully appreciated

Key Features

- Detached Bungalow
- Goring Location
- Landscaped Gardens
- Freehold
- Garage and ample parking
- Three Double Bedrooms
- Modern Kitchen & Bathroom
- EPC Rating - D
- Council Tax Band - E
- Viewing Essential





Entrance Hall

Double Glazed obscured front door, two radiators, smooth and coved ceilings

Living Room

5.57 into bay > 4.4 x 3.65 (18'3" into bay > 14'5" x 11'11")

Double glazed bay window and side leaded style double glazed windows giving a double aspect, smooth and coved ceiling, radiator

Kitchen

3.33 x 3.33 (10'11" x 10'11")

Measurements to include built in units, one and half bowl single drainer sink unit with mixer tap, units and drawers under and over work top surfaces, built in washing machine, fridge freezer, oven, hob, extractor and dishwasher, smooth ceiling, gas fired combi boiler concealed in unit, two double glazed windows and door leading to rear garden

Bedroom One

4.54 x 3.33 (14'10" x 10'11")

Measurements to include fitted floor to ceiling wardrobes some with mirrored fronts, air conditioning unit, radiator, double glazed window, smooth and coved ceiling

Bedroom Two

3.68 x 3.34 (12'0" x 10'11")

Measurements to include fitted double wardrobes, double glazed window, radiator, smooth and coved ceilings

Bedroom Three

2.7 x 2.68 (8'10" x 8'9")

Radiator, double glazed window, smooth and coved ceilings

Bathroom/ WC

2.53 x 2.34 (8'3" x 7'8")

P shaped bath with screen and shower attachment, lower level WC, wash hand basin, heated towel rail, two obscured double glazed windows, tiled floor and walls, fan heater, smooth ceiling and access to the loft space.

Front Garden & Driveway

Laid to small stones for ease of maintenance and providing additional parking and driveway to

Garage

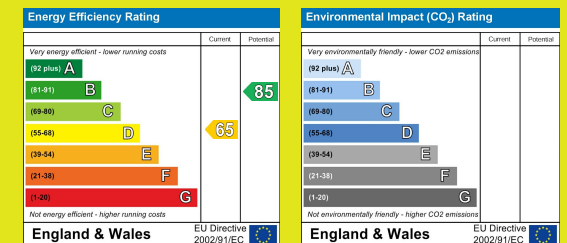
5.26 x 2.43 (17'3" x 7'11")

Up and over door, power and light, personal door to garden

Landscaped Rear Garden

Raised .decking, lawn area, flower and shrub borders, being enclosed with fencing and also has a side access

Floor Plan Goring Way



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR
01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co