



Palatine Road, Goring-by-Sea, Worthing, BN12  
£500,000





**Property Type:** Link Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** E

- Extended Detached House
- Three Bedrooms
- Extended Lounge & Dining Room
- Ground Floor WC
- Good Size Shower Room
- South Facing Rear Garden
- Off Road Parking
- Garage
- Close To Local Primary & Secondary Schools
- Transport Links & Local Shopping Facilities Nearby

We are delighted to offer to the market this attractive detached and extended family home. The property offers three bedrooms, an extended lounge, dining room, separate kitchen, ground floor WC and a good-sized shower room. Outside, the property benefits from a very good sized, south facing rear garden, off road parking and a garage. Ideally situated close to local primary and secondary schools, transport links and a range of shopping facilities, making this an ideal family home.







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#### INTERNAL

Porch door opens into the entrance porch, with a wooden front door leading into the entrance hall. The hallway provides access to the ground floor accommodation and benefits from a useful understairs cupboard. To the front of the property is the separate kitchen, fitted with a range of wall and base units and featuring a 1 1/2 bowl sink drainer positioned within the bay window, enjoying views to the front. There is a built in oven, gas hob, integrated fridge/freezer, serving hatch, space and plumbing for a washing machine and dishwasher, along with a handy door providing access to the side of the property. There is a ground floor WC comprising of a WC, wash hand basin and window. The hallway provides access to both the dining area and living room. These two rooms are open to the rear via an opening, creating a good sense of space measuring 27'11" x 18'1". The living area features a fireplace surround with fireplace, ample space for furniture and an extended section to the rear, benefiting from double doors opening directly onto the rear garden. On the first floor, there are three bedrooms. Bedroom one benefits from ample fitted wardrobes and two south facing windows. Bedroom two is positioned to the front of the property and offers fitted wardrobes and a fitted dressing table within the bay window. Bedroom three benefits from a useful built in cupboard. The good sized shower room comprises a walk in shower with handrails and shower curtain, wash hand basin, WC and dual aspect windows. The first floor landing benefits from a window, access to the airing cupboard and a loft hatch with pull down ladder providing access to the loft.

#### EXTERNAL

To the front of the property, there is ample off road parking, with established shrubs providing a good degree of privacy. There is access to an outdoor storage cupboard offering a power supply, an electric roller up and over garage door and side access leading to the rear garden. The very good sized, south facing rear garden is a particular feature of the property. The garden is well established and thoughtfully divided into two sections, mature plants and shrubs creating separation between the areas. This creates a very good degree of privacy and benefits from being well positioned with surrounding gardens. The first section features a patio area, lawn, established planting and shrubs. The second section offers a large greenhouse, dedicated areas for growing fruit and vegetables and fruit trees, timber shed and an additional patio area. There is also rear access to the garage via a personal door. Further benefits include an extended hose pipe, conveniently reaching the entire length of the rear and front garden.

#### SITUATED

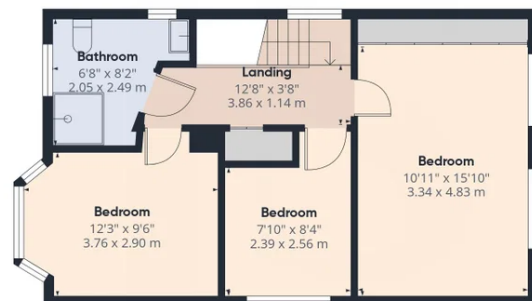
Located in the popular area of Goring-by-Sea, the property is well positioned for a range of local amenities, schools and transport links. Bus services operate along Palatine Road and nearby The Boulevard, while Durrington-on-Sea railway station is approximately 0.5 miles away, providing convenient access to Worthing and surrounding areas. Durrington High School is just 0.4 miles away on The Boulevard, with a selection of local primary schools also within easy reach including Orchards Junior School. Nearby shopping facilities can be found at The Strand shopping parade and Limbrick Corner, offering a range of amenities including convenience stores, a pharmacy and other useful everyday services.







Ground Floor



Floor 2



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.

