

Cowdray Drive, Goring-by-Sea, Worthing, BN12

£600,000

Jacobs | Steel









Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Detached Bungalow
- Three Bedrooms
- Living Room & Dining Room
- Fitted Kitchen
- Bathroom & WC
- Off Road Parking
- Garage & Storage Room
- Summer House In Rear Garden
- Popular Quiet Location Close To Seafront
- Chain Free

We are delighted to offer to the market this detached bungalow, occupying a generous plot in a popular residential location. The property offers three well-proportioned bedrooms, a spacious living room, separate dining room, fitted kitchen, bathroom, and separate WC. Externally, the property benefits from ample off road parking to the front, a garage with additional storage space and a private rear garden complete with a summer house, providing an ideal space for relaxing or entertaining. Conveniently situated close to local shops and the seafront at Goring-by-Sea, this attractive home is offered for sale with no onward chain, making it an excellent opportunity for a range of buyers.





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INTERNAL

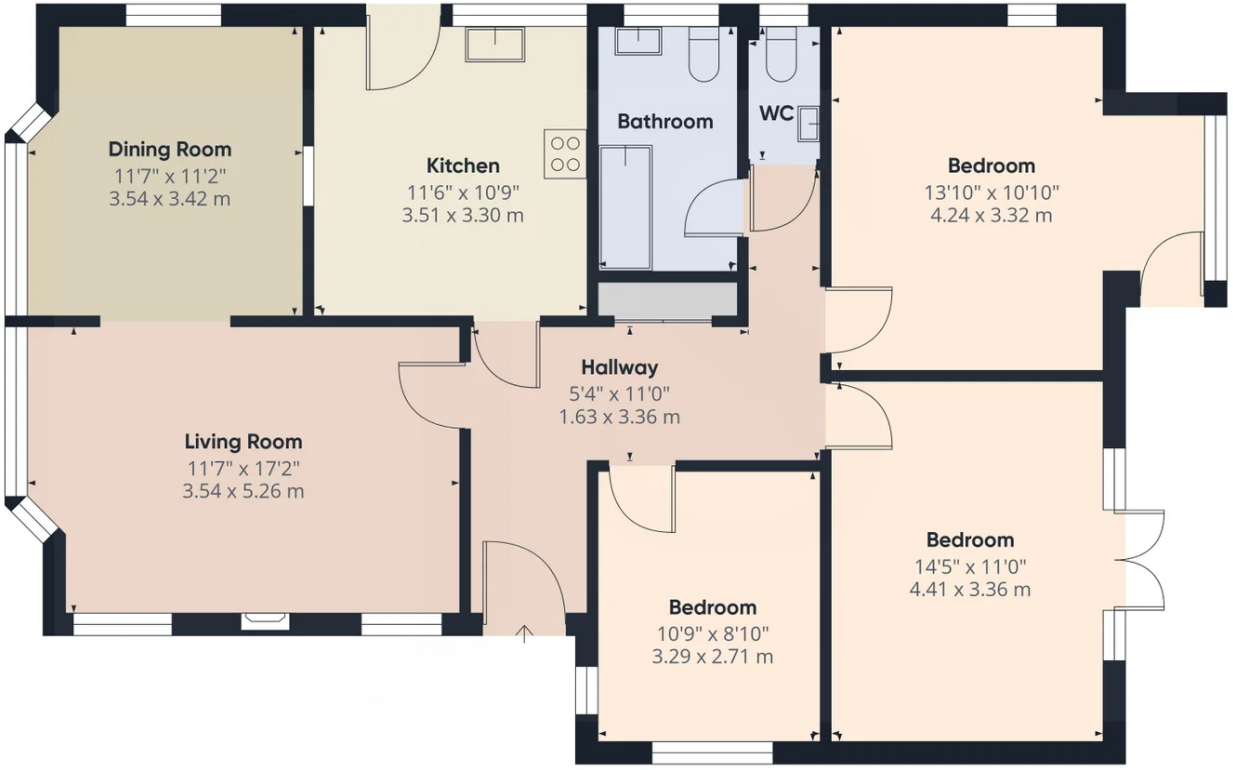
Front door opening into the entrance porch with a further door leading into the welcoming entrance hall. The entrance hall provides access to a useful storage cupboard, loft hatch, and all principal rooms. The property features a bright dual aspect living room with a bay window, a working gas fireplace, and an opening through to the dining room, creating an ideal space for both everyday living and entertaining. The dining room benefits from a bay fronted window and a convenient serving hatch to the kitchen. The fitted kitchen comprises a range of wall and base units with work surfaces incorporating a sink and drainer. There are spaces for a washing machine, dishwasher, and fridge/freezer, along with a built-in eye level double oven, gas hob, ample space for a table and chairs, and a door providing access to the side of the property. There are three well proportioned bedrooms, with bedrooms one and two both benefiting from doors opening directly onto the rear garden. One of the bedrooms also features fitted wardrobes. The bathroom is fitted with a panel enclosed bath with shower over, wash hand basin, and WC. In addition, there is the benefit of a separate WC, adding further convenience.

EXTERNAL

To the front of the property, there is a well maintained lawn bordered by mature shrubs and established planting, creating an attractive and private frontage. A driveway provides ample off road parking and leads to the garage, which benefits from additional storage space to the rear. A side gate gives access to a courtyard area and the rear garden. The generous rear garden is predominantly laid to lawn and complemented by a variety of mature plants and shrubs. To the rear of the garden is a modern summer house featuring double glazed windows and double doors, providing an ideal space for a home office, hobby room, or garden retreat. There is also access to a useful lean to at the side of the property, offering additional storage or covered outdoor space.

SITUATED

Ideally situated in a sought-after Goring-by-Sea location, the property is just 600 yards from Goring seafront, perfect for enjoying coastal walks and the beach. Regular bus services can be found at the bottom of the road on Alinora Crescent, providing convenient transport links. Goring Road shopping parade is approximately 0.5 miles away and offers a variety of everyday amenities, including independent cafés, local shops, and a Sainsbury's Local. Goring-by-Sea railway station is around 1 mile away, providing direct links to Brighton and London. The property is also conveniently located close to Lime Tree Surgery, making access to local healthcare quick and convenient. Worthing town centre, with its extensive range of shops, restaurants, theatres, cinemas, and leisure facilities, is approximately 2.3 miles away.



Approximate total area(1)

1096 ft²

101.8 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.

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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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