



Bluebell Way, Goring-by-Sea, Worthing, BN12
£475,000



Property Type: Town House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Well Presented Spacious End of Terrace House
- Three/ Four Bedrooms
- Two Reception Rooms
- Ground Floor WC
- Bathroom & En Suite Shower Room
- Driveway & Integral Garage
- Views Of The South Downs & Goring Gap
- South Facing Rear Garden
- Finished To A High Standard
- Couple Of Minutes Walk To Goring-By-Sea Railway Station

We are delighted to offer to the market this well presented, spacious end of terrace town house. The property offers versatile accommodation comprising three/four bedrooms, two reception rooms, a ground floor WC, en-suite shower room and family bathroom. Further benefits include off-road parking and an integral garage. The property enjoys attractive views towards the South Downs and is conveniently situated within easy reach of the local railway station, local schools and nearby shopping facilities.





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INTERNAL

The front door opens into the entrance hall, providing access to the ground floor accommodation. This level features a versatile study, which could also be used as a fourth bedroom if required, along with a useful ground floor WC. There is also a reception room featuring a full-length window, double doors opening onto the rear garden and a door providing access to the integral garage. The garage benefits from plumbing and space for a washing machine, as well as a wash hand basin. The first floor provides an impressive open-plan kitchen/dining/living space. The kitchen is fitted with a range of wall and base units with integrated appliances, including a dishwasher, double eye-level oven and fridge/freezer. There is also a one-and-a-half bowl sink and drainer, Juliette balcony and ample space for a dining table and chairs. The spacious living area benefits from full length windows offering wonderful views across Goring Gap and towards the South Downs and Highdown. On the second floor, there are three bedrooms, a good-sized airing cupboard and family bathroom. Bedroom one features fitted wardrobes, Juliette balcony and access to an en-suite shower room with WC, heated towel rail and wash hand basin. Bedroom two also enjoys two full length windows with views towards the South Downs, while bedroom three benefits from a fitted wardrobe and further views across to the Downs. The Family bathroom offers a bath with shower above, glass screen, wash hand basin, WC and heated towel rail.

EXTERNAL

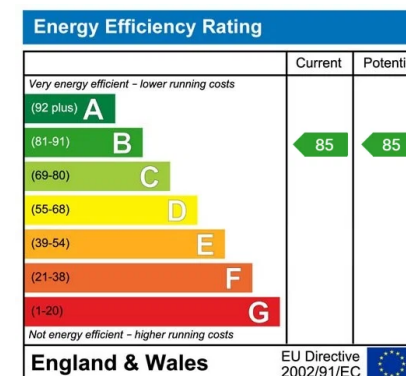
The property benefits from a driveway to the front of the integral garage, with a pathway leading to the front door, complemented by attractive flowerbed borders. The south facing rear garden features a paved patio area, lawned section, established plants and shrubs, and a shingled area. Further benefits include a timber garden shed and timber gate providing convenient rear access. The property also enjoys attractive communal grounds adjoining the property. The property benefits from solar panels.

SITUATED

Situated in the popular area of Goring, the property is conveniently located with shops and facilities available just a short walk away. Goring-by-Sea railway station is conveniently located approximately 200 yards from the property being just a two minute walk away from the property. Regular bus services operate nearby, providing excellent transport links. Worthing Town Centre is approximately three miles away and offers a comprehensive range of shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. St Oscar Romero Catholic School is just a short walk away from the property.

Annual Estate Fee's £385





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 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.