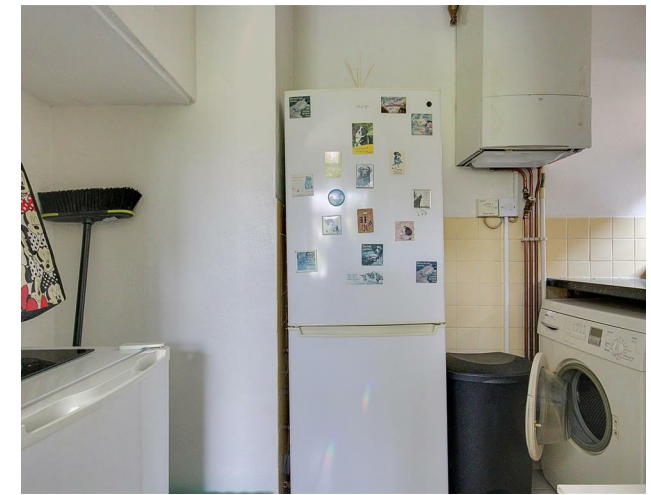




37 Clive Avenue, Worthing, BN12 4SG

Price £435,000

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We are delighted to bring to the market this chain free detached bungalow in the sought after Goring-By-Sea. Internally the property briefly comprises; Three bedrooms with one of them being an optional reception room. Modern fitted kitchen with a useful utility room adjacent. Large living room with a feature bay window. The bathroom is neutrally presented and has the benefits of vanity fitted units throughout. Externally you have ample west facing rear garden currently laid to pave with a mature tree and shrub borders. You also have the benefits of a front garden. A private garage is also accessible form both front and back garden.

- Chain Free
- 2/3 Bedrooms
- Detached Bungalow
- Garage & Driveway
- Utility Room
- Popular Goring-By-Sea
- West Facing Rear Garden
- Viewing Highly Recommended





Hallway

Floorboards throughout. Radiator. Access to storage cupboard. Hatch providing loft access.

Living room

3.6 x 5.8 (11'10" x 19")

Floorboards throughout. Feature bay with double glazed windows. Further double glazed window. Open fireplace. Radiator.

Kitchen

3.6 x 2.2 (11'10" x 7'3")

Tiled flooring throughout. Half tiled walls. A modern fitted kitchen briefly comprising; roll edge work surfaces. A range of fitted wall and base units. Inset stainless steel sink with drainer. Integrated appliances including oven and four ring induction hob with extractor hood above. Double glazed window.

Utility room

2.7 x 1.4 (8'10" x 4'7")

Tiled flooring throughout. Half tiled walls. Space for



various appliances. Wall mounted combination boiler. Double glazed window.

Bedroom One

3.6 x 3.3 (11'10" x 10'10")

Floorboards throughout. Double glazed window. Radiator.

Bedroom Two / Dining Room

3.6 x 3.3 (11'10" x 10'10")

Floorboards throughout. Radiator. Double glazed French doors leading to rear garden.

Bedroom Three

3.3 x 2 (10'10" x 6'7")

Floorboards throughout. Radiator. Double glazed window.

Bathroom

Tiled affect flooring. Vanity sink unit with storage cupboards below. Low level Wc. Corner shower cubicle. Wall mounted heated towel rail. Two frosted double glazed windows.



Front Garden

Stocked with various plants.

West Aspect Rear Garden

Stocked with mature planting.

Private Driveway

Leading to garage.

Garage

with personal door to the rear garden.

Required Information

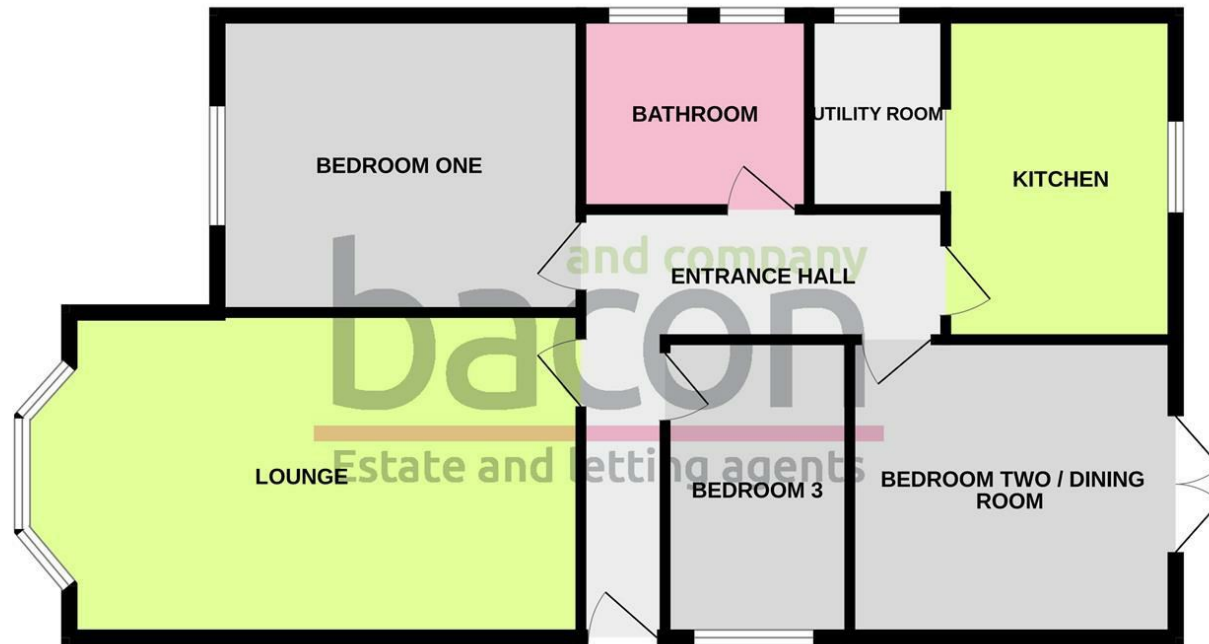
Council tax band: D

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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