





22 Chilgrove Close

Goring-By-Sea, Worthing

CHAIN FREEMODERN INTERIOR***

GARAGE***SOUTH FACING GARDEN***

A fantastic opportunity to purchase this three bedroom semi detached house in popular Goring By Sea. Conveniently located near to local shops, schools and transport links. This home offers modern and spacious accommodation briefly comprising, entrance porch, hall, lounge, extended dining room and kitchen. To the first floor there are three bedrooms and bathroom/Wc. Externally there is a SOUTH FACING rear garden, front garden and GARAGE.

Council Tax band: C

Tenure: Freehold

- GCH & Double Glazing
- South Facing Rear Garden
- Lounge & Extended Dining Rm
- Modern Kitchen
- Modern Bathroom/Wc
- Three Bedrooms
- Garage / Chain Free
- Semi Detached House



Entrance

Double glazed front door opening to porch.

Porch

Double glazed obscure glass window. Wood effect floor. Part glazed modern door opening to entrance hall.

Hall

Staircase rising to first floor. Radiator. Wood effect floor. Inset spotlights. Door to lounge/dining room.

Lounge

Dimensions: 4.32 x 3.51 (14'2" x 11'6"). Wood effect floor. Radiator. Under stairs cupboard. Double glazed window to front.

Extended Dining Room

Dimensions: 4.87 x 2.31 (15'11" x 7'6"). Radiator. Double glazed double doors and double glazed windows over looking and leading to the South aspect rear garden. Door to kitchen.

Kitchen

Dimensions: 2.14 x 2.65 (7'0" x 8'8"). Range of work surfaces with cupboards and drawers under. Inset single drainer sink unit. Space for washing machine. Space for fridge freezer. Fitted for ring electric hob with oven under and extractor above. Part tiled walls. Inset spotlights. Double glazed window.

First Floor Landing

Access hatch to loft space. Inset spotlights. Storage cupboard housing wall mounted boiler.

Bedroom One

Dimensions: 3.46 x 2.61 (11'4" x 8'6"). Double glazed window. Radiator. Recessed double wardrobe. Inset spotlights.



**Bedroom Two**

Dimensions: 2.60 × 2.96 (8'6" × 9'8"). Double glazed window. Radiator. Inset spotlights. Recessed single wardrobe.

Bedroom Three

Dimensions: 1.84 × 1.93 (6'0" × 6'3"). Double glazed window. Radiator. Inset spotlights.

Bathroom WC

Dimensions: 1.64 × 1.80 (5'4" × 5'10"). A modern white suite comprising panel enclosed bath with rainwater shower fitting, shower attachment and glass shower screen, Vanity wash hand basin with cupboards under and low level flush WC. Double glazed obscure glass window. Chrome towel radiator. Inset spotlights. Extractor fan.

Front Garden

Open plan, laid to lawn with path to front door.

Rear Garden

Paved patio and path to rear access gate. Outside tap. Gate to side. Personal door to garage.

GARAGE

Single Garage

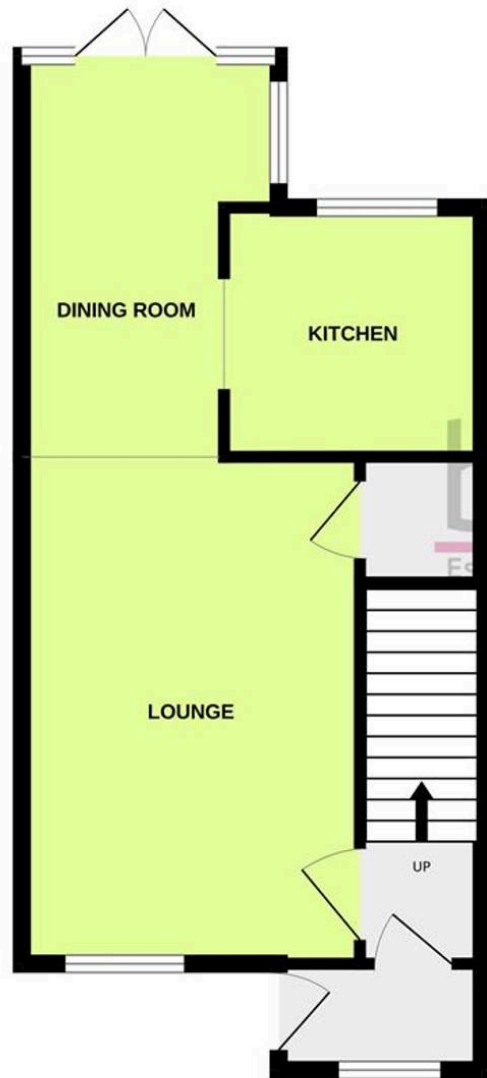
Up and over door. Personal door to garden.



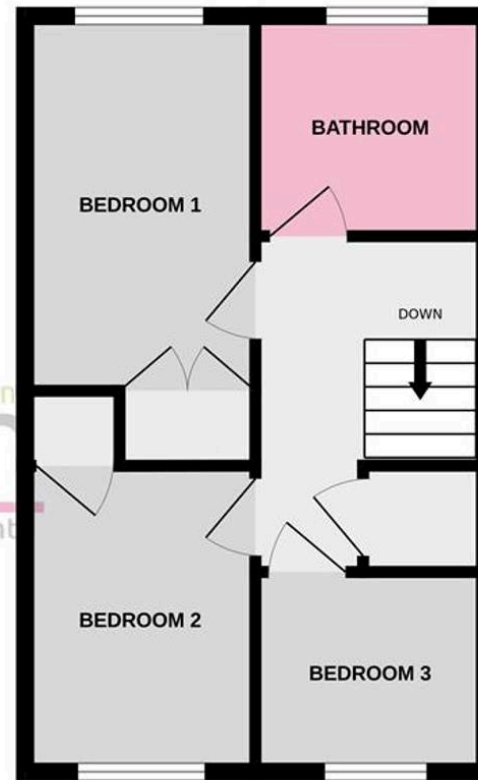




GROUND FLOOR



1ST FLOOR





Bacon and Company

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