



40 Sea Place | Goring-By-Sea | West Sussex | BN12 4BY  
Asking Price of **£635,000**





We are delighted to be able to offer an extended, detached chalet bungalow to the market. The well presented property boasts four bedrooms, kitchen/breakfast room, lounge/diner, ground floor bathroom, shower room, off road parking and garage. The property is located less than 250 meters from the seafront.



Property details: 40 Sea Place | Goring-By-Sea | West Sussex | BN12 4BY

## Key features:

- Detached Extended Chalet
- Four Bedrooms
- 20'2 ft Lounge/ Dining Room
- Kitchen/ Breakfast Room
- Ground Floor Bathroom & Shower Room
- Well Maintained Rear Garden
- Off Road Parking
- Garage
- Close to Goring Road Shops
- Less Than 250 Meters From Goring

 4 Bedrooms

 2 Bathrooms

 1 Living Room

**INTERNAL** The front door leads into a spacious reception hall with stairs leading to first floor and doors to all rooms. The 20ft lounge diner benefits from a working open fire place, double doors to the kitchen breakfast room and bi-folding doors to the rear garden. The 20ft kitchen breakfast room has a range of fitted wall and base units with fitted granite work surface with inset 1 1/2 bowl sink and drainer and breakfast bar, integrated fridge freezer and dishwasher and space for range cooker with fitted extractor above. There is ample space for dining table and chairs with double doors opening onto the rear garden. There are two double bedrooms both looking onto the enclosed front garden. The family bathroom is a good size and has a panel enclosed bath, separate shower, hand wash basin and W.C. There is also a utility room with space and plumbing for a washing machine and boiler.

On the first floor there are double two bedrooms and a shower room that benefits from shower cubicle, hand wash basin and W.C.

**EXTERNAL** To the front of the property it has been laid to lawn with mature bushes providing privacy to the front, off road parking leading to the garage and pathway leading to the side gate. The rear garden has been laid to lawn with mature flowerbed borders, patio area and timber shed.

**SITUATED** In the popular Sea Place, this Chalet bungalow is a short distance to Goring Road shopping facilities offering coffee shops, convenience stores, banks & a pharmacy. Bus routes run on adjoining Goring Road and the seafront is under 250 meters away. The closest train station is Durrington-On-Sea which is approximately 0.7 miles away and Worthing town centre is 1.7 miles away.

**ENTRANCE HALL** 14' 4" x 11' 10" (4.37m x 3.61m)

**LOUNGE/DINER** 20' 2" x 12' 8" (6.15m x 3.86m)

**KITCHEN/BREAKFAST ROOM** 20' 3" x 12' 6" (6.17m x 3.81m)

**UTILITY**

**GROUND FLOOR BEDROOM ONE** 12' 11" x 12' 8" (3.94m x 3.86m)

**GROUND FLOOR BEDROOM TWO** 10' 8" x 10' 5" (3.25m x 3.18m)

**GROUND FLOOR BATHROOM** 9' 2" x 8' 8" (2.79m x 2.64m)

**FIRST FLOOR LANDING**

**BEDROOM THREE** 16' 11" x 11' 4" (5.16m x 3.45m)

**BEDROOM FOUR** 16' 11" x 13' 8" (5.16m x 4.17m)

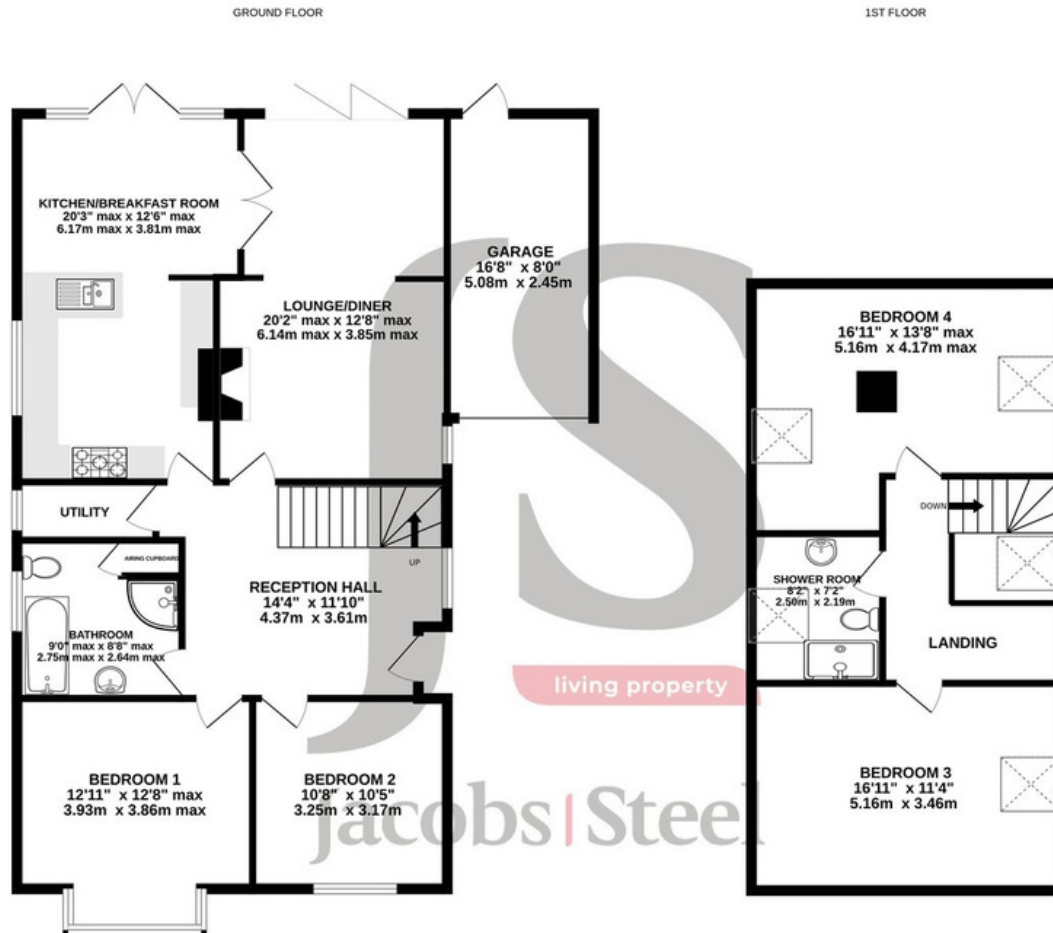
**SHOWER ROOM** 8' 2" x 7' 7" (2.49m x 2.31m)

**GARAGE**

**COUNCIL TAX BAND C**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

## Property Details:

Floor Area: 1,647 sq ft (153 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C

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 is given.

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.