



Crossways Avenue | Goring-By-Sea | West Sussex | BN11 3QN
Guide Price of £375,000





We are pleased to be able to offer an extended, semi detached house to the market. The property offers three bedrooms, lounge, dining room, fitted kitchen, utility room, bathroom and separate WC. The property offers off road parking, rear garden and no onward chain.



Key Features

- Extended Semi Detached House
- Three Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Bathroom & Separate WC
- Rear Garden
- Off Road Parking
- No Onward Chain
- Close To Bus Routes



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Porch door leading into the porch, door leading into the entrance hall with access to all rooms. The lounge and dining room are a good size and benefit from sliding doors out to the rear garden. The fitted kitchen offers wall and base units, built in eye level double oven, sink, drainer, opening into the utility room with space for fridge/ freezer, integrated dishwasher, induction hob, space and plumbing for washing machine and door leading out to the rear garden. On the first floor there are three bedrooms, bathroom with wash hand basin, walk in shower with enclosed doors. Separate WC is located just next to the bathroom.

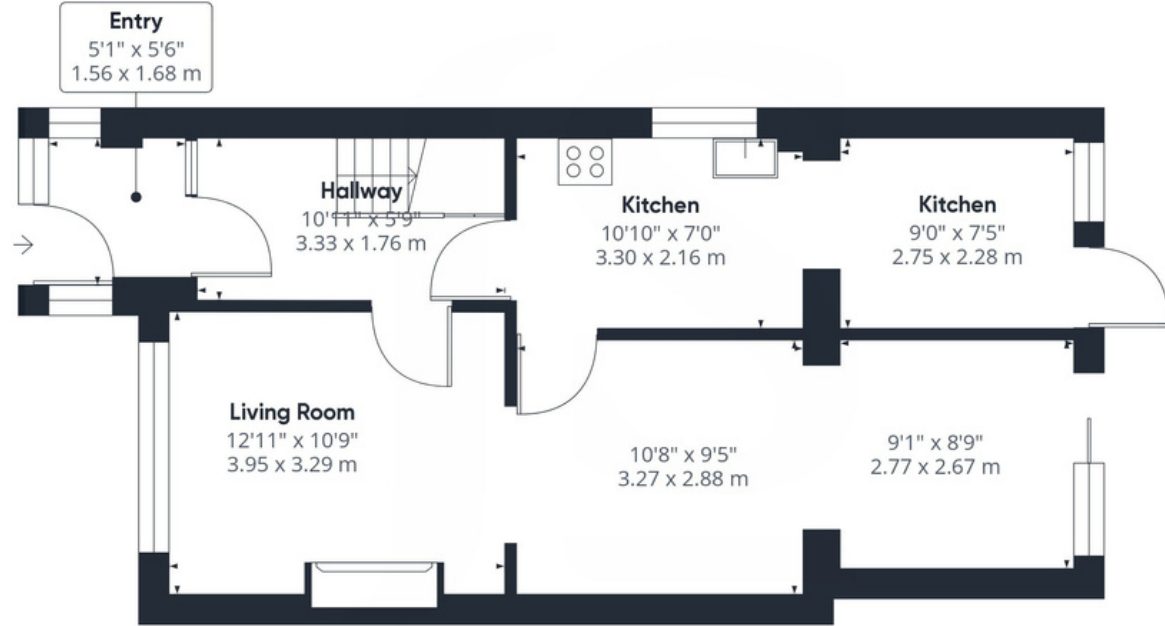
EXTERNAL

To the front there is off road parking and a section laid to lawn, timber gate leading to the rear. The rear garden has been laid to paving with mature shrubbery and three timber sheds.

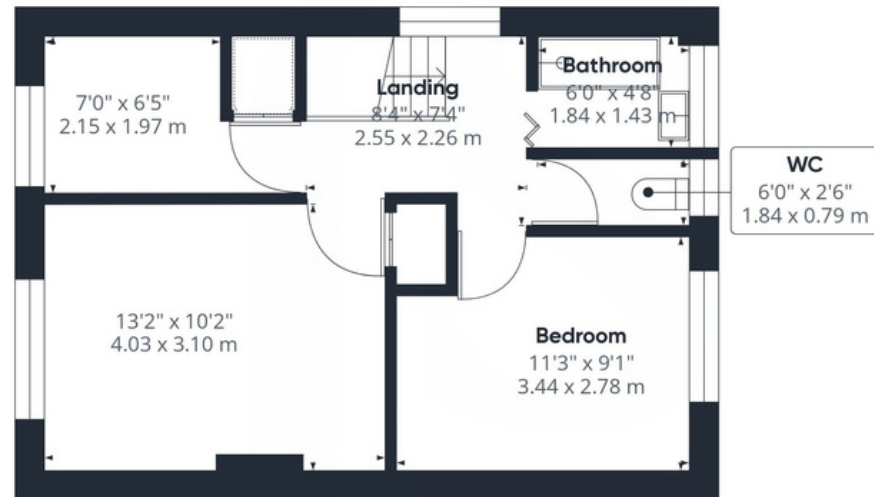
LOCATION

In Crossways Avenue, the property is situated 0.5 miles away from Goring by Sea station and bus routes and amenities are located on The Strand and Limbrick Parade. The house falls within The Orchards junior school catchment area and is within walking distance of Chatsmore High School, Durrington High School & Northbrook College. Worthing town centre is approx. 3.5 miles away.





Floor 0



Floor 1

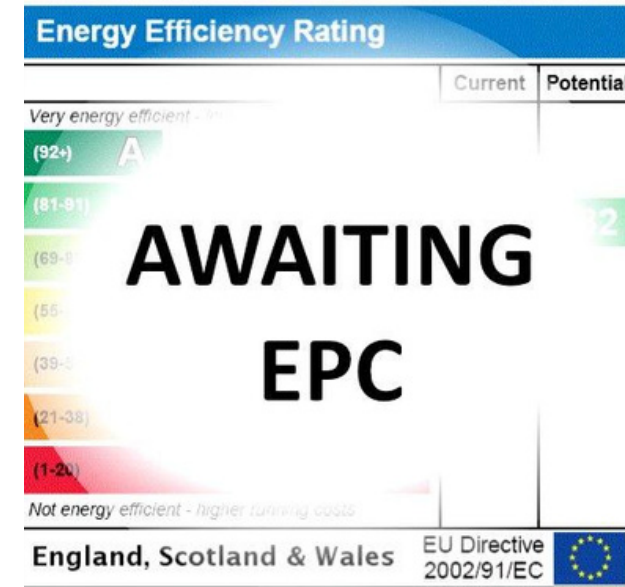


Approximate total area⁽¹⁾
958.63 ft²
89.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

Council tax band: C

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.