



Goring Way, Goring-By-Sea, West Sussex, BN12 4UH
Guide Price £475,000



We are delighted to offer for sale this chain free three bedroom detached property with garage and front & rear gardens. The property is located in Goring a short walk from local shops and has a lovely outlook onto a grassed area just off the Goring Way.



Key Features

- CHAIN FREE
- Three Bedrooms
- Detached House
- Goring-by-sea Location
- Garage
- West Facing Garden
- Two Bathrooms
- Open Plan Kitchen/Dining
- Close to Local Shops
- Bus Routes Nearby



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Entry is to the side of the house into a hallway, off the hallway is a shower room with toilet and sink, spacious lounge to the front of the property looking out onto the front gardens and green, to the rear of the property is a kitchen/ dining room with open plan kitchen, the kitchen comprises of wood effect units and black stone worktops, tiled flooring. The dining area has French doors going out the garden. Upstairs are three double bedrooms, two with fitted wardrobes, the primary bedroom is dual aspect. The main bathroom comprises of bath, toilet and sink and is fully tiled.

EXTERNAL

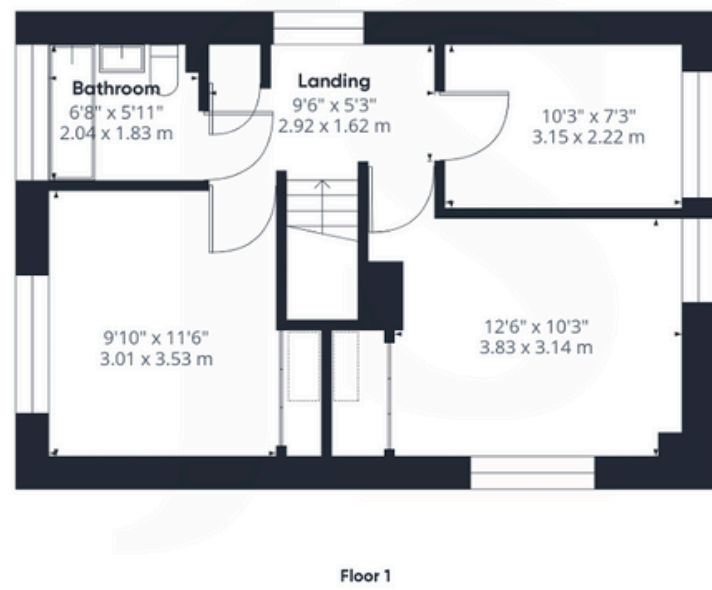
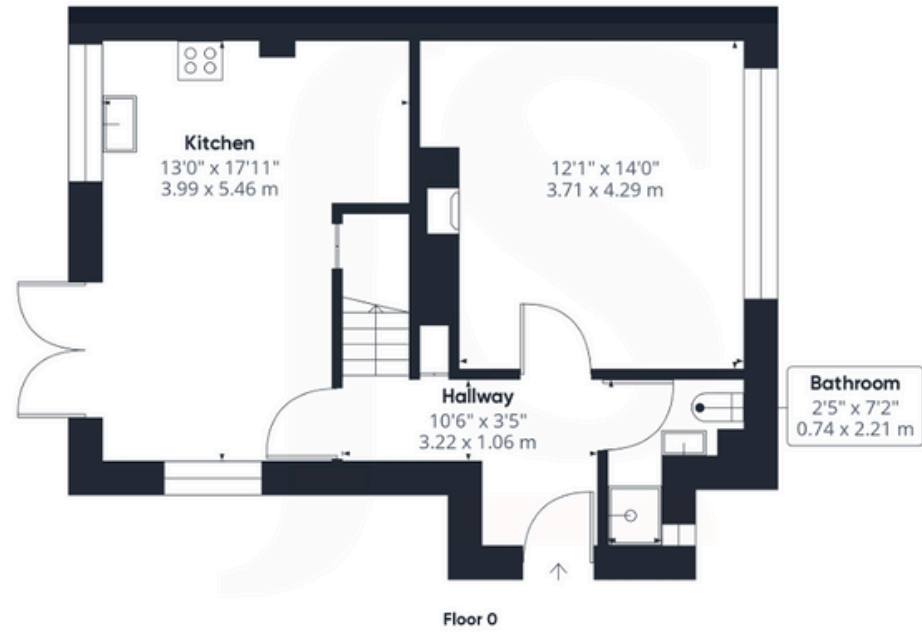
The property benefits from front and rear gardens, the front mature garden is mainly laid to lawn and benefits from various shrubs and plants making for an attractive frontage and entry. The rear garden is West facing and is also mainly laid to lawn with mature shrubs and plants and a gravel area. There is access to the lane via a timber gate which leads to the garage block. The property also features side access to the rear of the property.

LOCATION

In the popular residential area of Goring-By-Sea. Local shops and restaurants are located on Goring Road approximately 0.3 miles from the property. Your nearest railway station is Goring-By-Sea and is located approximately 0.5 miles away. The 700 stage coach coastliner bus stop can be found near by on Jupps Lane and other local bus routes can also be found nearby. Goring-By-Sea CofE Primary School is located only 0.1miles away and West Park CofE Primary School is situated only 0.3 miles away.

Council Tax Band
D



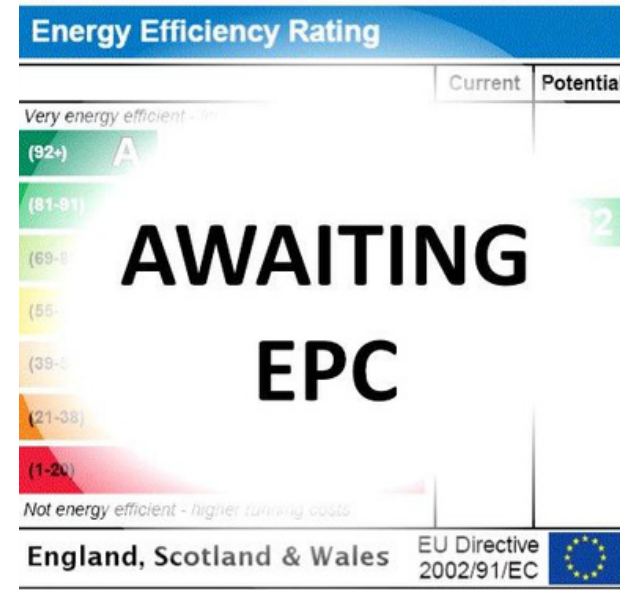


Approximate total area⁽¹⁾
 947.88 ft²
 88.06 m²

(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: d

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.