



Mulberry Gardens, Goring-by-Sea, Worthing, BN12 4NU  
Offers Over £350,000





We are delighted to be able to offer a fully refurbished, well presented end of terrace, town house to the market. The accommodation is split over three floors offering three/ four bedrooms, modern open plan living space, refitted bathrooms, off road parking and secluded rear garden. The property is situated only 150 Yards from Mulberry Shopping Parade.





## Key Features

- Refurbished End of Terrace Town House
- Four Bedrooms
- Refitted Kitchen/ Diner
- South Facing Lounge
- Off Road Parking
- Low Maintenance Rear Garden
- Refitted Bathroom
- Goring-By-Sea CofE Primary School Catchment
- Chain free



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Front door leading to the entrance hall with door leading into the contemporary open plan kitchen/living space and stairs leading to the first floor. The open plan living/ kitchen area comprises of modern white units with quartz worksurface, feature island, integrated appliances including built in eye level double oven, conventional microwave, fridge/ freezer, dishwasher, electric hob, built in bins, sink and drainer. Door leading out to the rear garden. On the first floor there are two bedrooms and the luxury bathroom which offers freestanding bath, walk in shower with glass screen, wash hand basin and WC, also space for washing machine. On the second floor there is the primary bedroom which offers dual aspect windows. The en-suite comprises of walk in shower, wash hand basin and WC. There is also an additional room on the top floor which could be used as a bedroom/ study or dressing room.

### EXTERNAL

Off road parking to the front, pathway to rear garden and side access. The rear garden has been laid to decking and paving.

### LOCATION

In a residential cul de sac accessible from Goring Road, the Mulberry shopping parade is 150 yards away offering convenience stores, pubs and eateries. Goring train station is 1 mile away and bus routes run along adjoining Goring Road. The property is adjacent to Goring CofE primary school and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2.5 miles away.

### COUNCIL TAX BAND

C



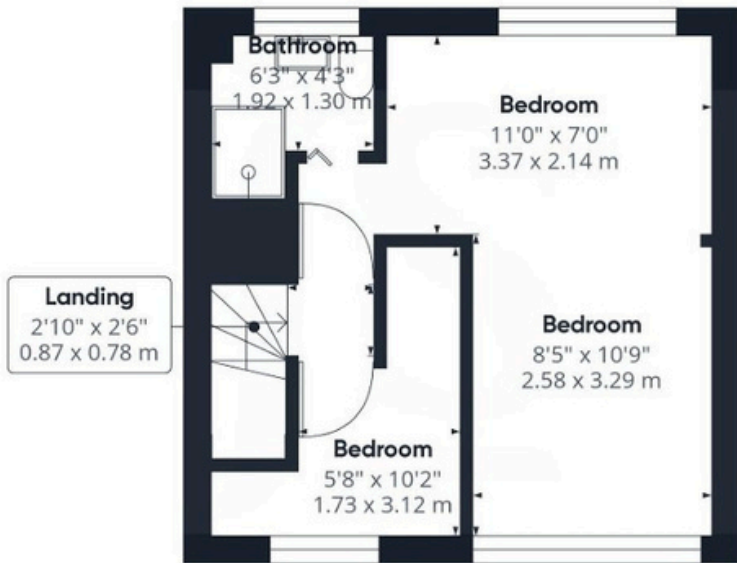




Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

889.75 ft<sup>2</sup>  
82.66 m<sup>2</sup>

Reduced headroom

0.31 ft<sup>2</sup>  
0.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 87 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.

