



Poling Close, Goring-by-Sea, Worthing, BN12 6BA
Asking Price £365,000



We are delighted to offer a detached bungalow to the market. The property offers two double bedrooms, south facing lounge, kitchen, bathroom and separate WC. The property benefits from a south facing rear garden, off road parking and garage.



Key Features

- Detached Bungalow
- Two Bedrooms
- South Facing Lounge
- South Facing Garden
- Bathroom & Separate WC
- Kitchen
- Off Road Parking
- Garage
- Corner Plot
- Viewing Highly Recommended



2 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Front door leading into the porch with door leading into the entrance hall. The property offers a south facing lounge with sliding doors out to the rear garden. The kitchen offers fitted wall and base units, with electric oven, washing machine, fridge/ freezer, sink, drainer and door leading out to the side. The primary bedroom is located to the front of the property and bedroom two is located to the rear. The bathroom features bath with shower above and the separate WC is located just next door.

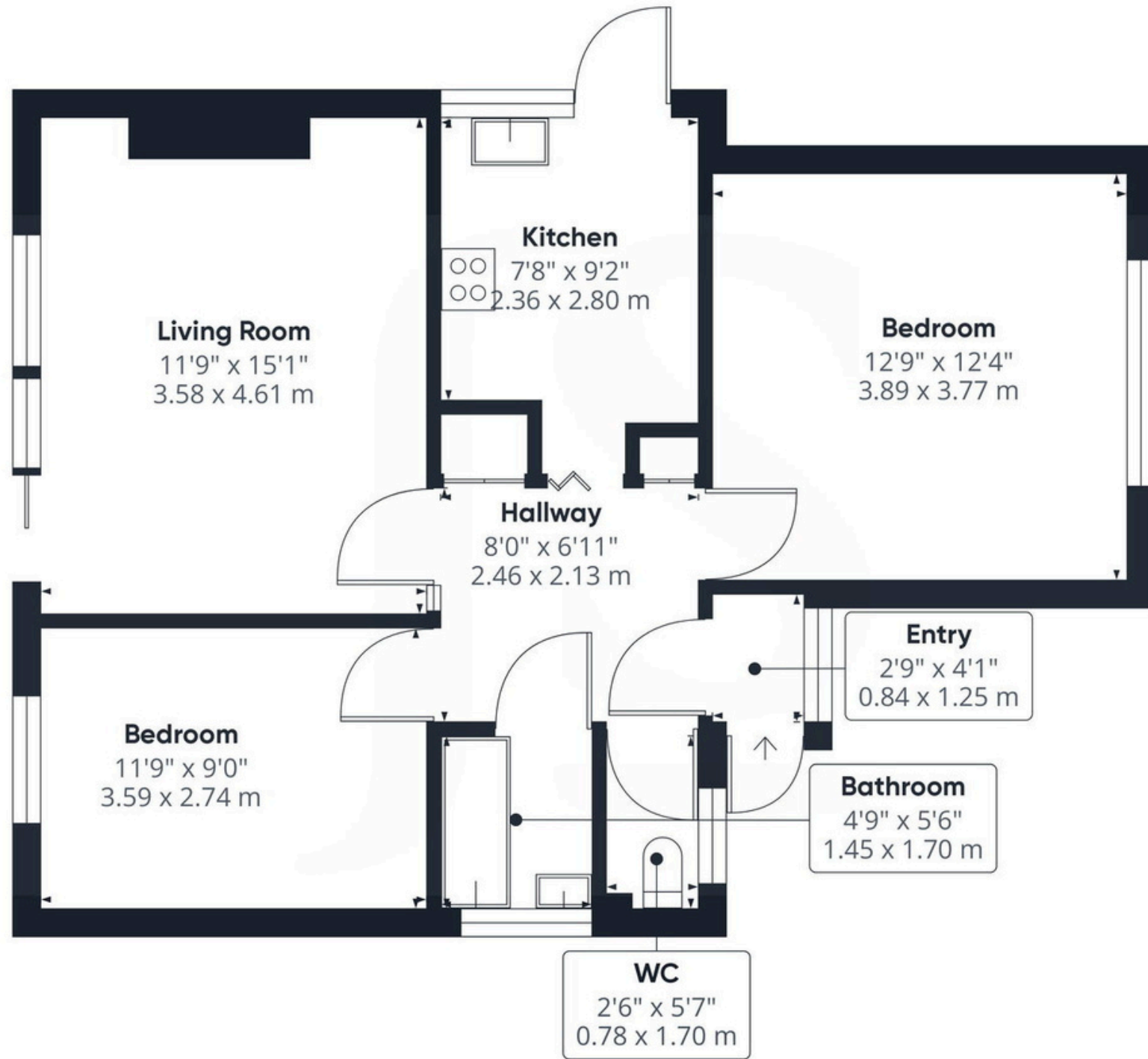
EXTERNAL

The property is situated on a corner plot which has been mainly laid to lawn with timber gate giving side access, pathway to front door, Off road parking to the side with driveway leading to the garage. The garage offers an electric up and over door. Timber gate leading into the rear garden. The rear garden benefits from being south facing. Laid to lawn with mature shrubs and patio area.

LOCATION

On Poling Close 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 bungalow 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.





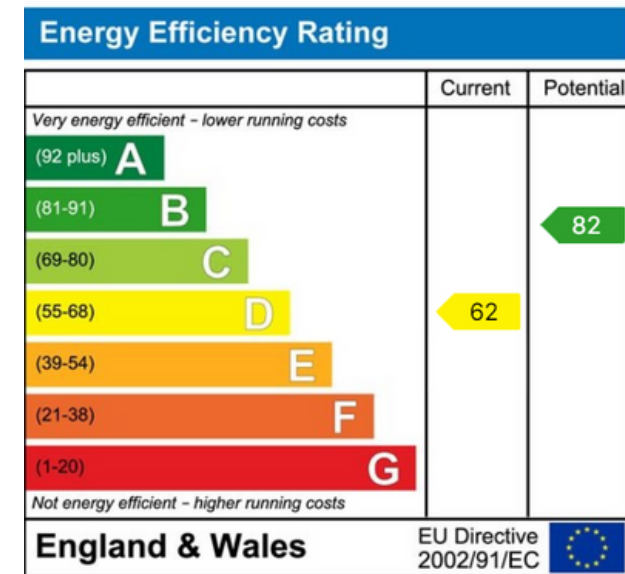
Approximate total area^m
636.9 ft²
59.17 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 61 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.