



Bury Drive, Goring-by-Sea, Worthing, BN12 4XB

Guide Price £575,000



We are pleased to be able to offer a detached bungalow to the market. The property offers three bedrooms, two reception rooms, kitchen/breakfast room, sun room, shower room and separate WC. The property benefits from off road parking, south facing rear garden and garage.



Key Features

- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Kitchen/ Breakfast Room
- Shower Room & Separte WC
- South Facing Rear Garden
- Sun Room
- Off Road Road Parking
- Garage
- Close to Local Shopping Facilities



3 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

Front door leading into the entrance hall with access to all rooms, separate WC and storage cupboard. To the front of the property there is a lounge with a bay fronted window and a door leading into the primary bedroom. There are a further two bedrooms one of which being used as a dining room. To the rear of the property there is an additional reception room which sliding doors leading out to the sun room. The kitchen/ breakfast room offers wall and base units with spaces for all appliances, sink, drainer, gas fired boiler and door leading out to the garden.

EXTERNAL

To the front of the property there is off road parking leading to the garage. The front has been laid to lawn and timber gate leading down to the rear garden. The garage benefits from an electric roller up and over door. The rear garden is south facing and has been laid to lawn with pathway leading to the end of the garden and mature floral and shrub borders.

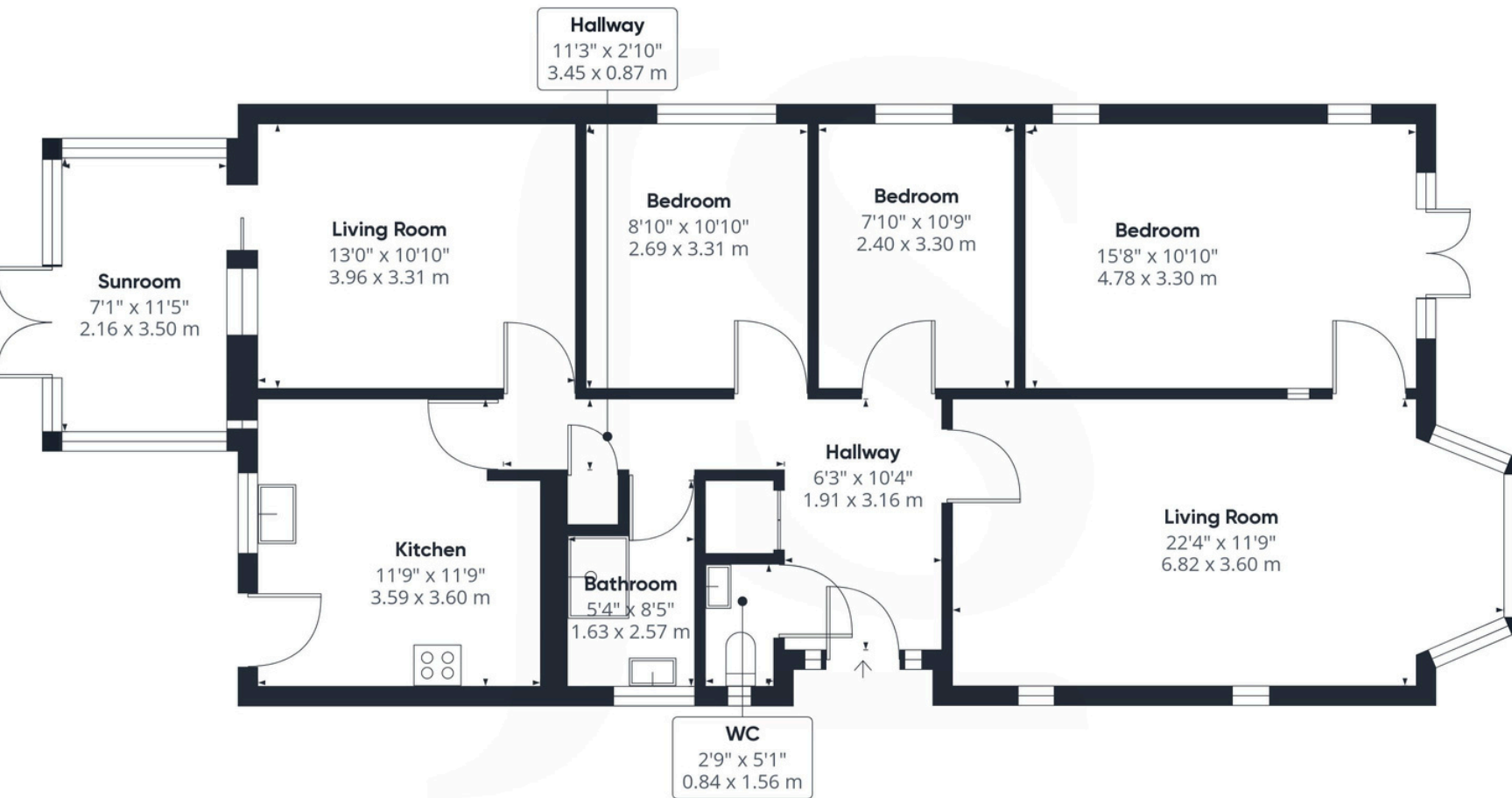
LOCATION

Located in desirable Bury Drive, the bungalow is situated 400 yards from Aldsworth shopping parade and bus routes run along close by Fernhurst Drive & Goring Way. Goring beach is located 0.6 miles away and Worthing town center with comprehensive shopping facilities, theatres and restaurants is approximately 3 miles away.

COUNCIL TAX BAND

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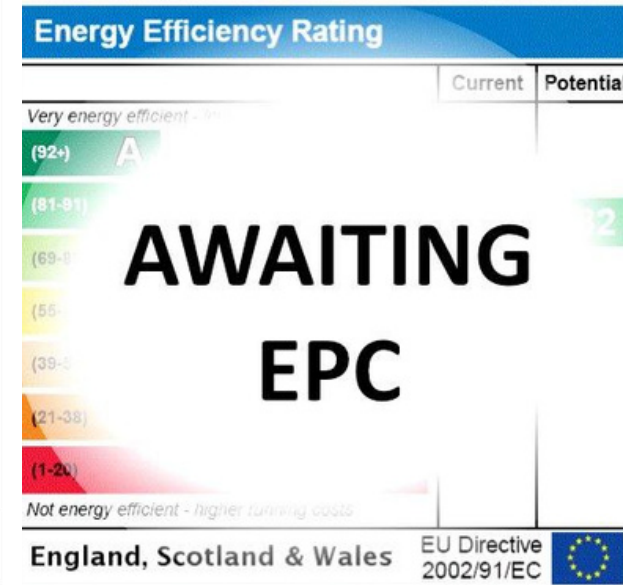
Approximate total area⁽¹⁾
1142.37 ft²
106.13 m²

(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: TBC sqm)

Tenure: FREEHOLD

Council tax band: E

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.