



1F Mulberry Gardens | Goring by Sea | West Sussex | BN12 4NU
Offers In Excess Of **£350,000**





We are delighted to be able to offer a mid terrace house to the market. The property boasts three bedrooms, 21ft modern kitchen/ living space, ground floor WC, two bathrooms and off road parking. The property is located just a short walk away from Goring Road Shopping Facilities.



Key features:

- Mid Terrace House
- Three Bedrooms
- Family Bathroom & Ensuite Shower Room
- Modern Fitted Kitchen
- Living Room
- Ground Floor Cloakroom
- Low Maintenance Rear Garden
- Off Road Parking
- Close To Goring Road Shopping Facilities
- Goring Primary School Catchment Area

 3 Bedrooms

 2 Bathrooms

 1 Living Room

INTERNAL Entrance hall with door leading into the lounge and modern kitchen. The kitchen comprises of modern wall and base units with built in oven, four ring gas hob, integrated appliances including, fridge/ freezer, dishwasher and washing machine, door leading to rear garden and door leading to the ground floor cloakroom. On the first floor there are two double bedrooms and family bathroom. The primary bedroom benefits from an ensuite shower room. On the second floor the third bedroom can be found.

EXTERNAL To the front there is off road parking with a pathway leading to the front door. The rear garden has been laid to hard standing with flower bed borders and gate leading to the rear entrance.

SITUATED 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.

ENTRANCE HALL

KITCHEN/ LIVING ROOM 21' x 10' 9" (6.4m x 3.28m)

GROUND FLOOR CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE 11' 3" x 7' 7" (3.43m x 2.31m)

ENSUITE SHOWER ROOM

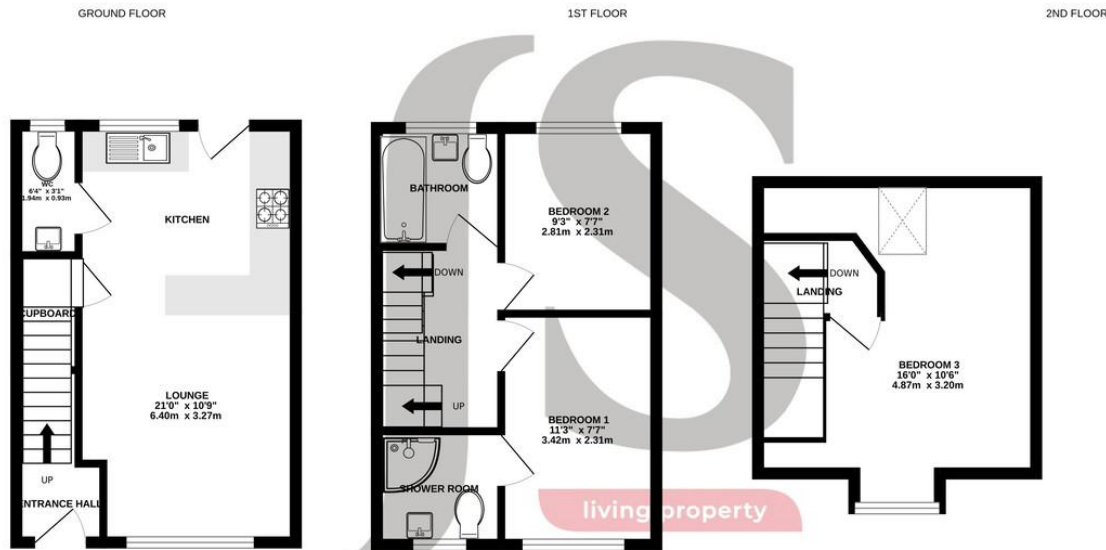
BEDROOM TWO 9' 3" x 7' 7" (2.82m x 2.31m)

SECOND FLOOR

BEDROOM THREE 16' x 10' 6" (4.88m x 3.2m)

COUNCIL TAX BAND C





Jacobs | Steel

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: 818 sq ft (76 sq m) – Floor area is quoted from the EPC

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.