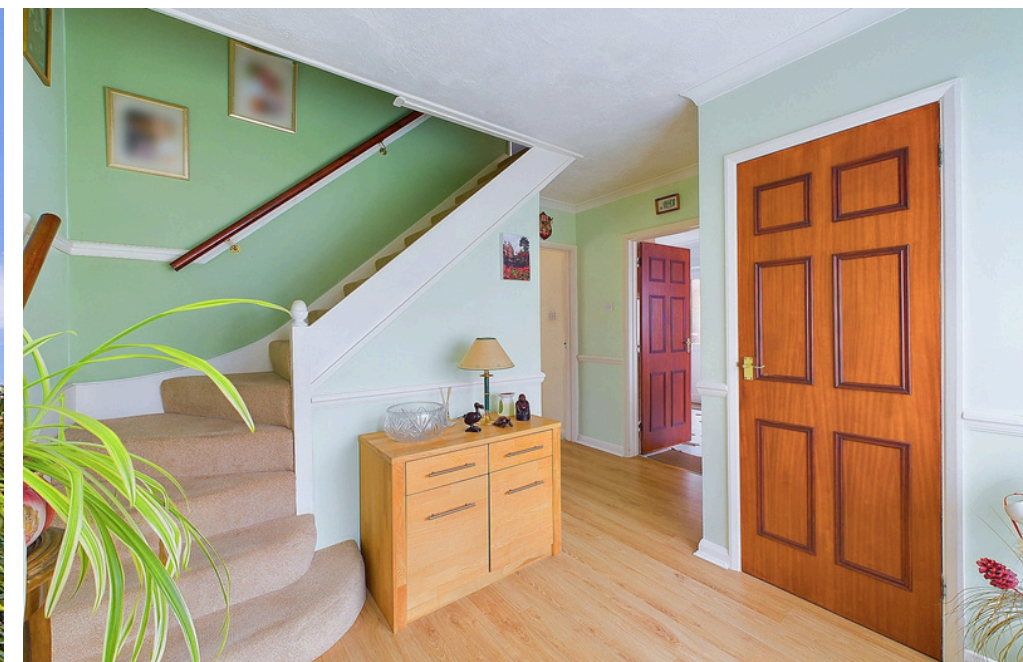




Raleigh Crescent, Goring-by-Sea, Worthing, BN12 6EE

Guide Price £400,000



We are pleased to be able to offer to the market a semi detached house in a popular residential area. The property offers three bedrooms, family bathroom, lounge/ dining room, fitted kitchen, sun room and ground floor WC. The property benefits from off road parking, garage and south facing rear garden.



Key Features

- Semi Detached House
- Three Bedrooms
- Lounge/ Dining Room
- Fitted Kitchen
- Ground Floor Cloakroom
- Family Bathroom
- South Facing Rear Garden
- Hobby Room In The Loft
- Off Road Parking
- Garage



3 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Front door leading into the spacious entrance hall with access to the ground floor cloakroom, under stairs storage, door to the kitchen and door leading to the lounge/ dining room. The fitted kitchen offers wall and base units with spaces for all appliances, sink, drainer, gas fired boiler, window to the front and door leading out to the side which gives access to the rear garden. The lounge/ dining room has space for dining room table and chairs, feature fireplace surround, double glazed sliding doors leading out to the sun room. The sun room benefits from views over the rear garden. On the first floor there are three bedrooms. The primary bedroom offers fitted wardrobes and a door with a ladder staircase leading up to the loft room which offers access to eaves storage and could be used as the perfect hobby room. The family bathroom comprises of bath with shower above and wash hand basin. The WC is separate and located just next to the airing cupboard.

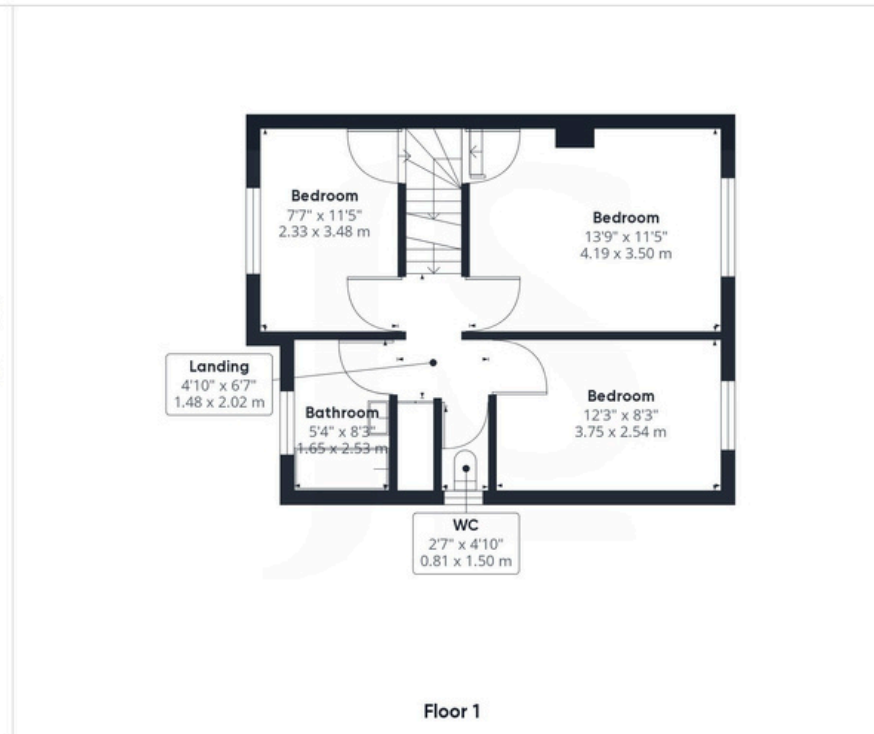
EXTERNAL

To the front of the property there is off road parking in front of the timber gate which leads to the garage. Section of the front garden laid to lawn with floral borders. The rear garden is south facing benefiting from mainly laid to lawn with patio area, mature shrub & floral borders, timber shed to the rear and green house.

LOCATION

Located in popular Raleigh Crescent, the house falls within the Field Place First School and Orchards Junior School catchment area. The Strand parade of shops is 0.2 miles away and offers local amenities including greengrocers, butchers, convenience stores and a doctor's surgery. Durrington-On-Sea train station is situated 0.5 miles away and bus routes run close by The Boulevard.





Approximate total area⁽¹⁾
 1222.78 ft²
 113.6 m²

Reduced headroom
 0.43 ft²
 0.04 m²

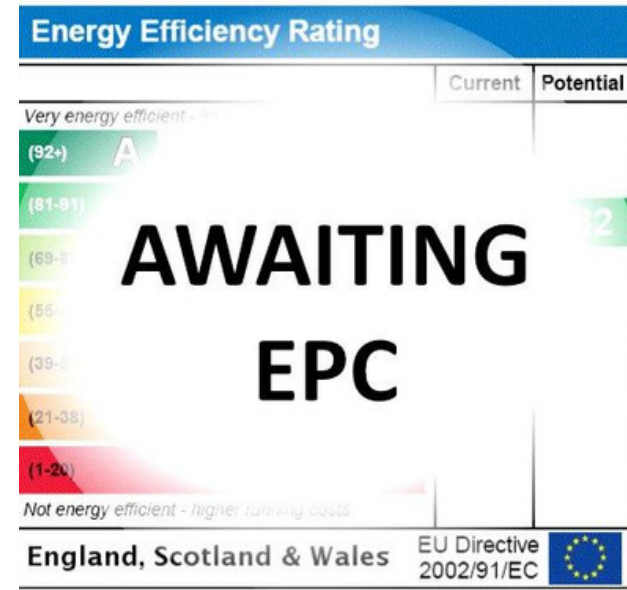
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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: 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.