



Courtlands Close, Goring-by-sea, Worthing, BN12 4BT
Offers Over £475,000



We are pleased to offer a detached, chalet bungalow. The property offers two bedrooms, loft/ hobby room, shower room, lounge, fitted kitchen and large sun room. The property also benefits from a west facing rear garden, off road parking, garage and being within close walking distance to Goring Seafront.



Key Features

- Detached Chalet Bungalow
- Two Bedrooms
- Loft Hobby Room
- Shower Room
- Lounge
- West Facing Rear Garden
- Close To Goring Seafront
- Garage & Off Road Parking
- Sun Room
- Quiet Cul De Sac



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance with access to all ground floor rooms and stairs leading up to the loft room. The property offers two bedrooms with the primary bedroom benefitting from a walk in wardrobe. The shower room comprises of corner shower, wash hand basin with storage and WC. The kitchen offers modern wall units with built in oven, gas hob, space for washing machine, space for fridge/ freezer, sink, drainer and breakfast bar. The lounge is located to the rear and opens up to the sun room which overlooks the rear garden.

EXTERNAL

To the front of the property it has been laid to hardstanding providing off road parking. The rear garden has been laid to lawn with a decked area and section laid to shingle.

LOCATION

in a small cul de sac off Sea Place, Courtlands Close is located approximately 0.5 miles from West Worthing high street where local amenities can be found. Bus routes run on close by Goring Road and Goring-By-Sea seafront is located approximately 0.3 miles away. The nearest train station is Durrington-On-Sea, approximately 0.6 miles away and Worthing town Centre is within a 5 minute drive.

COUNCIL TAX BAND

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Approximate total area¹⁾
 751.86 ft²
 69.85 m²

Reduced headroom
 97.63 ft²
 9.07 m²

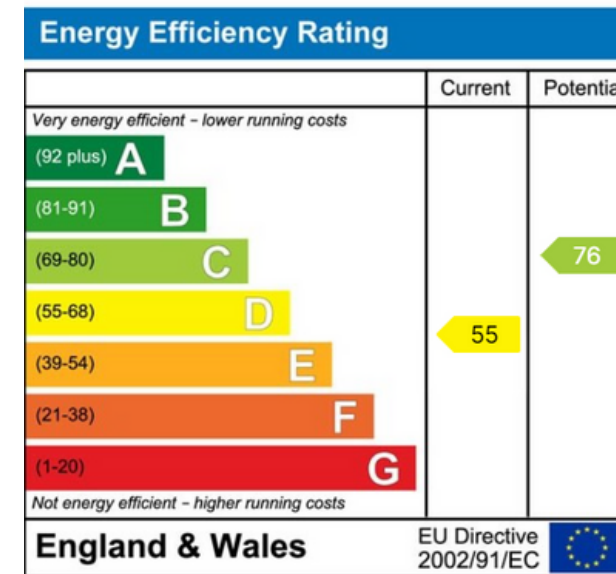
(1) Excluding balconies and terraces

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): 123 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.