



Goring Way, Goring-by-Sea, Worthing, BN12 5BS  
**Asking Price of £500,000**



We are pleased to be able to offer the opportunity to purchase a detached bungalow in Goring-By-Sea. The well presented bungalow offers two bedrooms, en-suite shower room & shower room, south facing lounge, dining hall, modern fitted kitchen and conservatory. The property offers a rear garden, off road parking and a tandem garage.



## Key Features

- Well Presented Detached Bungalow
- Two Bedrooms
- Modern Fitted Kitchen
- South Facing Lounge
- Dining Hall
- En Suite & Shower Room
- Conservatory
- Off Road Parking
- Tandem Garage
- Close To Local Bus Routes



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Rooms**

### INTERNAL

Front door leading into the entrance hall which is currently being used as a dining hall, benefitting from a double glazed window allowing the light to flow through. The lounge can be found to the front of the property, featuring a south facing bay window and gas fireplace. The primary bedroom is located to the front and features built in sliding wardrobes and access to the en suite shower room. The en suite shower room comprises of walk in shower cubicle with folding glass screen, wash hand basin with storage below and WC. The second bedroom offering built in wardrobes with a double glazed window overlooking the rear garden. The main shower room comprises of glass corner shower, wash hand basin and WC. The modern fitted kitchen is located to the rear of the property with cream wall and base units, integrated fridge/ freezer, integrated dishwasher, built in washing machine, eye level oven, sink, drainer and sliding door leading out to the conservatory. The conservatory overlooks the rear garden and benefits from two doors leading out to the rear garden and a door leading directly to the garage.

### LOCATION

In the popular area of Goring-By-Sea, bus routes run along Goring Road and there are convenience stores located under 1/4 quarter mile away. The closest train station is Goring-By-Sea which is less than half a mile away and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2.5 miles away

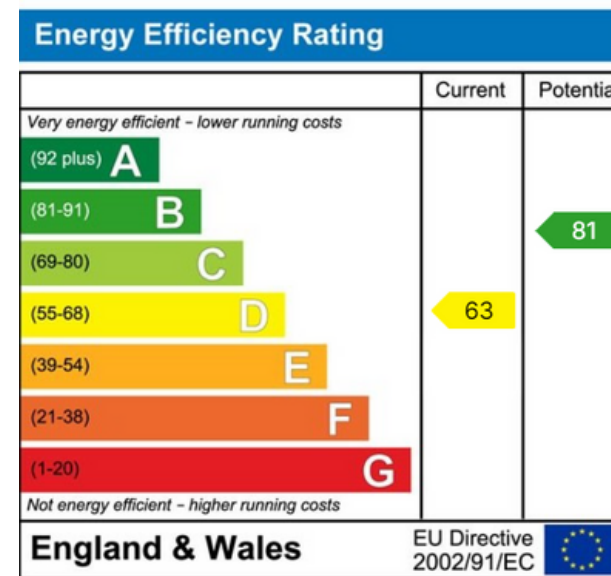
### COUNCIL TAX BAND

E

### EXTERNAL

To the front of the property there is a section laid to lawn with floral and shrub border, section laid to shingle and block paving leading to the garage. The rear garden has been laid to shingle with raised decked area, floral and shrub borders. The garage is a good size measuring 24'9ft x 7'5ft.





## Property Details:

Floor area (as quoted by EPC: 86 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.