



6 Bridge Close, Goring-by-Sea, BN12 6HN  
£325,000





We are delighted to present to the market an end-of-terrace house. Boasting three generously sized bedrooms, a spacious lounge, and a well-appointed fitted kitchen. The property also features a separate dining room, a bright conservatory and a bathroom. Outside, you'll find a good-sized rear garden, perfect for relaxation or entertaining, along with two brick-built storage sheds and an additional outdoor WC. This property is being sold with the added benefit of no onward chain, making it an ideal choice for a smooth and hassle-free move.





## Key Features

- End Of Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Bathroom
- Good Size Rear Garden
- Brick Built Sheds
- Chain Free



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

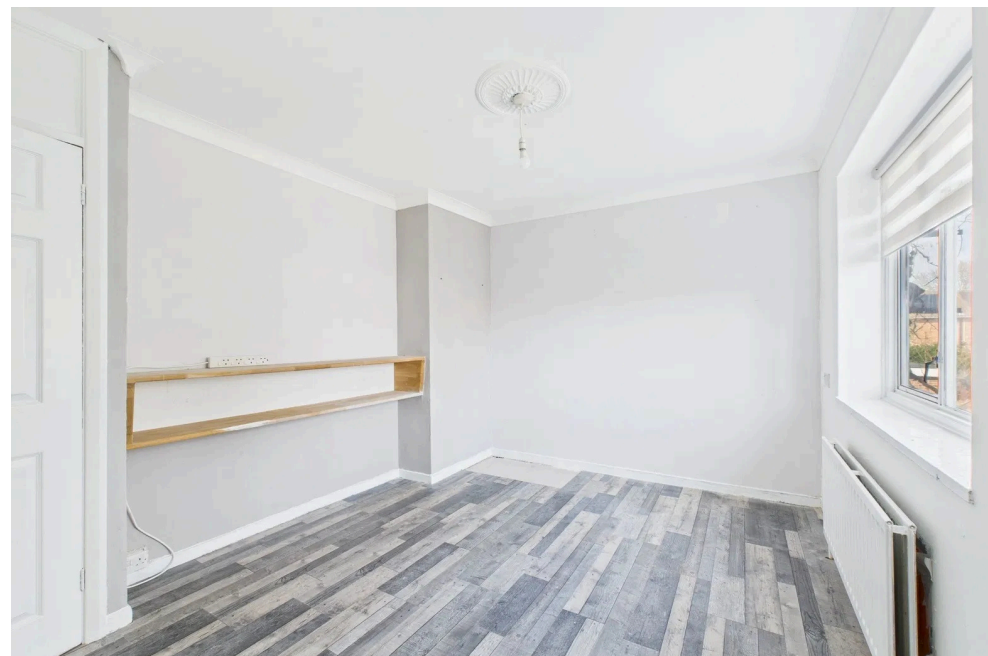
The front door opens into the entrance hall, providing access to all ground-floor rooms and stairs leading to the first floor. To the front, you'll find a separate lounge with a double-glazed window overlooking the front. The fitted kitchen is equipped with a built-in oven and electric hob, sink and drainer and an opening leading to the understairs cupboard. A door from the kitchen opens into a secure lean-to. The kitchen also flows into the dining room, which features a built-in cupboard and a door leading to the conservatory. The conservatory offers access to the rear garden. On the first floor, there are three bedrooms, each with built-in storage. The bathroom is complete with a bath, shower above, wash hand basin, and WC.

### LOCATION

Situated in a quiet cul-de-sac, Bridge Close is approximately 0.6 miles from Durrington-on-Sea train station, with bus stops conveniently located on nearby Limbrick Lane. Local shops can be found along Palatine Road, while the West Durrington shopping centre, featuring a Tesco Extra, is around 1 mile away. Worthing town centre, offering a wide range of shopping facilities, restaurants, bars, and a cinema, is just 3.5 miles away.

### EXTERNAL

To the front there is a pathway leading to the front door. Secure lock gate giving access to the covered lean to. The covered lean to offers access to two brick built storage shed and access to the external WC. Timber gate giving access to the rear garden via the lean to. The rear garden has been laid to lawn with patio area, summer house and shed.

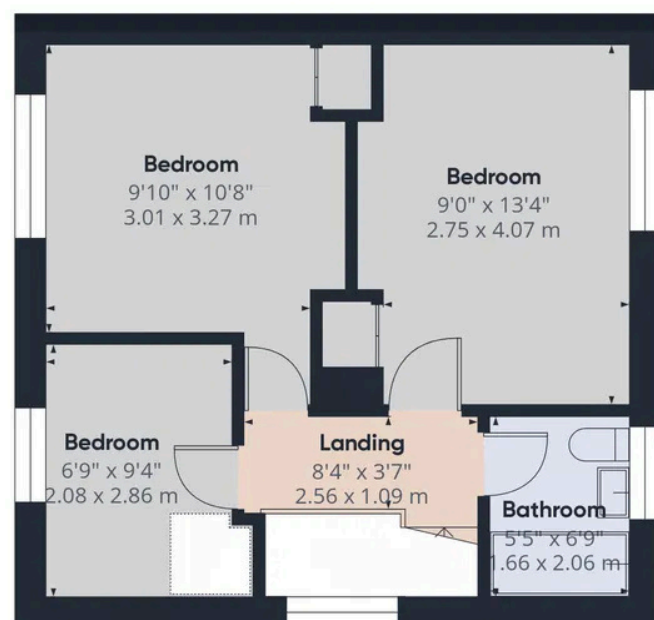


To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**

906.86 ft<sup>2</sup>  
84.25 m<sup>2</sup>

**Reduced headroom**

8.64 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

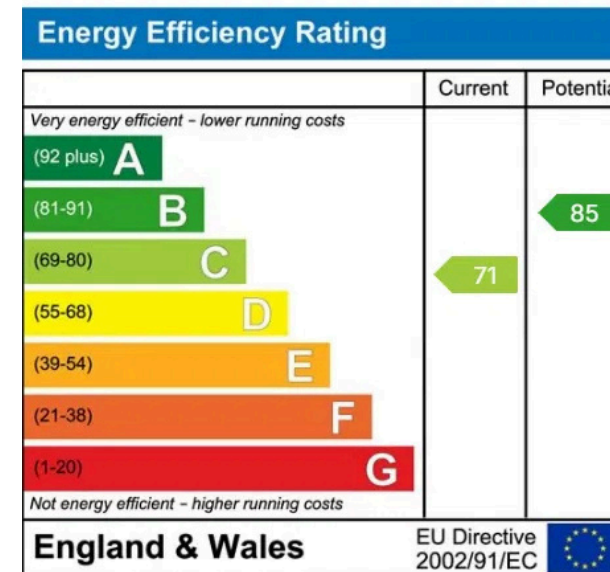
Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 904SqFt

Tenure: freehold

Council tax band: B

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.