



28 Marlborough Road, Goring By Sea, Worthing, BN12 4HB

Guide Price £565,000



We are delighted to present this versatile detached bungalow to the market. Offering three bedrooms and three reception rooms, one of which could easily be converted into a fourth bedroom if desired. The property also features a modern fitted kitchen, a stylish bathroom, and an en-suite shower room. Outside, the bungalow boasts a beautifully landscaped rear garden and ample off-road parking.



## Key Features

- Detached Bungalow
- Three Bedrooms
- Three Reception rooms
- Modern Fitted Kitchen
- Bathroom & En Suite Shower Room
- Storage Room
- Off Road Parking
- Landscaped Rear Garden
- Close To Local Schools
- Close To Local Transport Links



**3 Bedrooms**



**1 Bathrooms**



**3 Reception Room**

### INTERNAL

A porch door opens into the entrance porch, leading through to the entrance hall, providing access to all rooms. At the front of the property, you'll find two spacious double bedrooms. The primary bedroom features a south-facing bay window and ample built-in wardrobes, while bedroom two also includes built-in wardrobes and access to the en-suite shower room. Bedroom three is centrally located within the bungalow. The modern bathroom includes a wash hand basin, WC, a walk-in shower with a glass screen and enclosed storage housing the washing machine and tumble dryer. The contemporary fitted kitchen boasts wall and base units, an integrated fridge/freezer, dishwasher, two built-in eye-level ovens, a gas hob, a sink with a drainer, and a door leading to the side of the property. The kitchen also opens into the spacious dining room. The dining room offers plenty of space and benefits from glass double doors into the lounge, as well as a door leading to the additional reception room. The lounge features dual aspect windows, offering views of the rear garden, and double doors providing direct access to the garden. The additional reception room could easily serve as a fourth bedroom if needed and has a door leading to a handy storage room.

### EXTERNAL

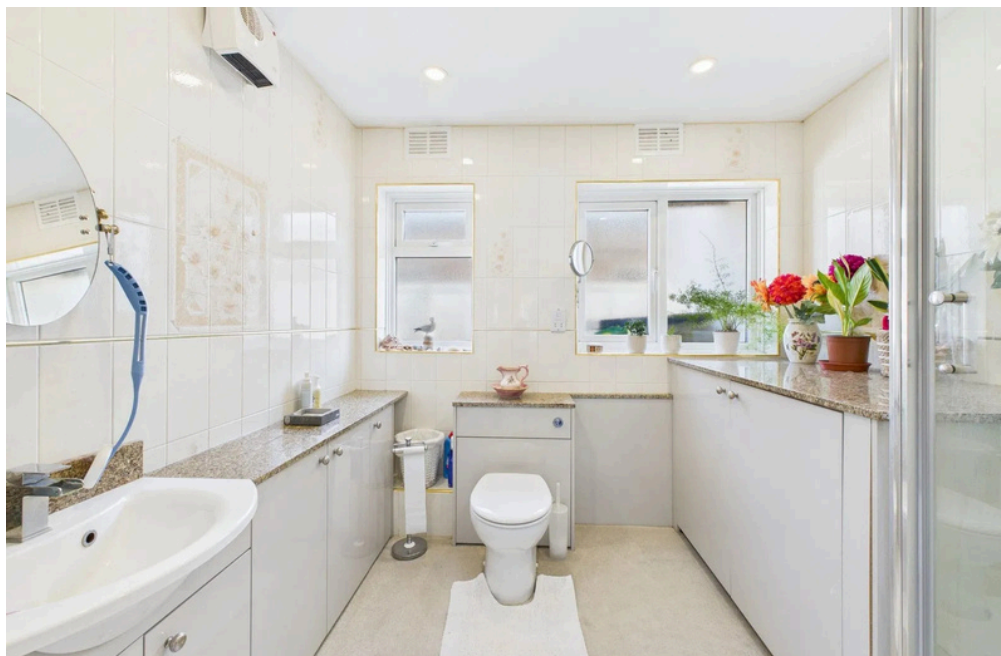
To the front of the property, a paved driveway provides off-road parking for several cars, along with a shingle section and a gate offering side access to the rear garden. The rear garden is laid to lawn, featuring a patio area ideal for outdoor furniture. Beautifully landscaped floral beds, with wisteria and Virginia Creeper flourishing across the back wall, add to the charm and character of the space.

### LOCATION

In the highly sought-after residential area of Goring-by-Sea, this property is within close proximity to the Goring Road shopping parade, offering a variety of shops, a post office, a pub, and restaurants. West Park School is less than 200 yards away, while Goring Primary School is less than 0.5 miles from the property. The nearest train station, Durrington-on-Sea, is just 0.9 miles away, providing excellent transport links.

COUNCIL TAX BAND

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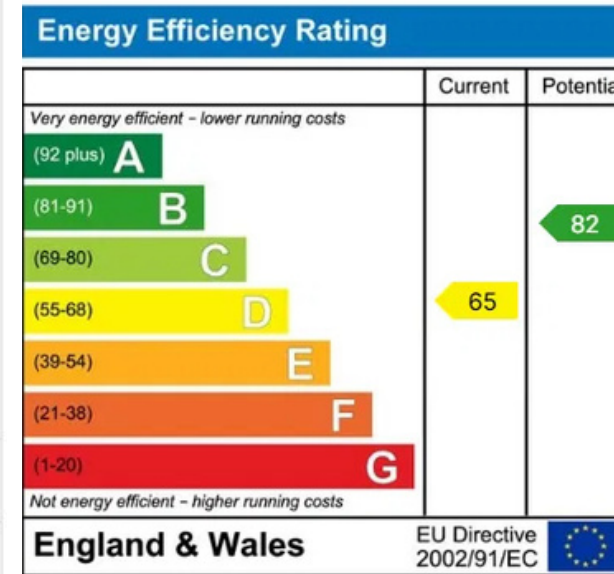
Approximate total area<sup>1)</sup>  
 1298.88 ft<sup>2</sup>  
 120.67 m<sup>2</sup>

(1) Excluding balconies and terraces

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: 1367 sqm)

Tenure: FREEHOLD

Council tax band:

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.