



Coniston Road, Goring-by-Sea, Worthing, BN12 6JT  
Guide Price £425,000





We are delighted to present the opportunity to purchase a semi detached bungalow. This property features two well-proportioned bedrooms, a spacious lounge, a kitchen, and a bathroom with a separate WC. The bungalow also boasts a generous-sized rear garden and off-road parking. While the property requires some renovation, it offers excellent potential to create a lovely home. Additionally, the sale is chain-free for a smoother transaction.





## Key Features

- Semi Detached Bungalow
- Two Bedrooms
- South Facing Lounge
- Good Size Rear Garden
- Chain Free
- In Need Of Work
- Quiet Location
- Bathroom & WC
- Off Road Parking



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

The front door opens into a hallway providing access to all rooms. At the front of the property, you'll find a bright, dual-aspect south-facing lounge, with bedroom two also situated at the front. The spacious primary bedroom is located at the rear of the bungalow. The property also features a bathroom and a separate WC. The kitchen, positioned at the rear, benefits from a side door and a window that overlooks the generous rear garden.

### LOCATION

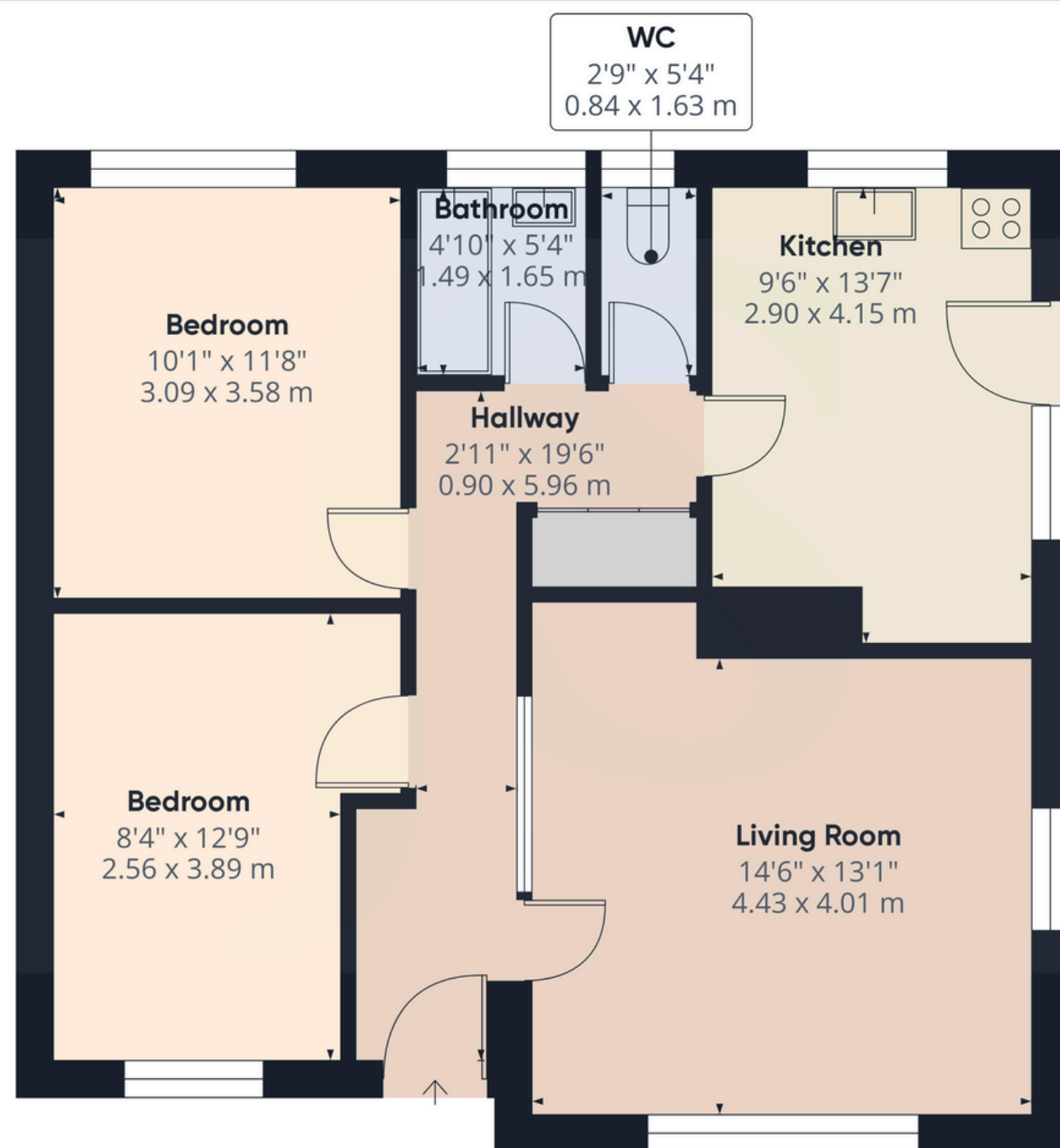
Located in popular Coniston Road, there are local shops close by on adjoining Palatine Road & the West Durrington Tesco Extra site is approximately 1 mile way. The A259 & A27 are within a short drive and the closest train station is Durrington-On-Sea, approximately 0.7 miles away.

### EXTERNAL

To the front of the property, you'll find off-road parking along with a lawned area bordered by mature trees and shrubs. Timber gates provide access to the side of the property. The rear garden is predominantly laid to lawn, complemented by mature shrubs. The second half of the garden would benefit from clearing to unlock its full potential.







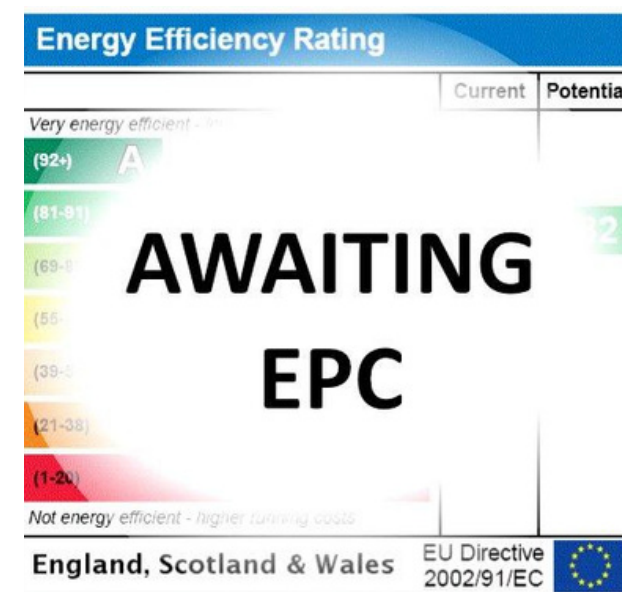
Approximate total area<sup>(1)</sup>  
697.94 ft<sup>2</sup>  
64.84 m<sup>2</sup>

(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 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.