



Anson Road, Goring-by-Sea, Worthing, BN12 6JB

Asking Price £325,000





We are delighted to present to the market this beautifully refurbished bungalow, offering a spacious double bedroom, bright lounge/dining room, re-fitted shower room and a modern re-fitted kitchen. The property boasts a private rear garden and benefits from two allocated parking spaces, making it the perfect blend of comfort and convenience.





## Key Features

- Semi Detached House
- Three Bedrooms
- Lounge
- Kitchen/ Breakfast Room
- Bathroom & Seperate WC
- Good Size Garden
- Close To Bus Routes
- Orchards Primary & Junior School Closeby



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

The front door opens into a welcoming entrance hall, providing access to both the lounge and the kitchen/dining room. The lounge boasts a charming bay fronted window that fills the space with natural light. At the rear of the property, the kitchen/dining room offers a range of fitted units with dedicated spaces for appliances. There's also a handy cupboard, ample room for a dining table and chairs, and a door leading out to the rear garden. Upstairs, the first floor accommodates three bedrooms, a family bathroom, and a separate WC, offering practicality and comfort for everyday living.

### EXTERNAL

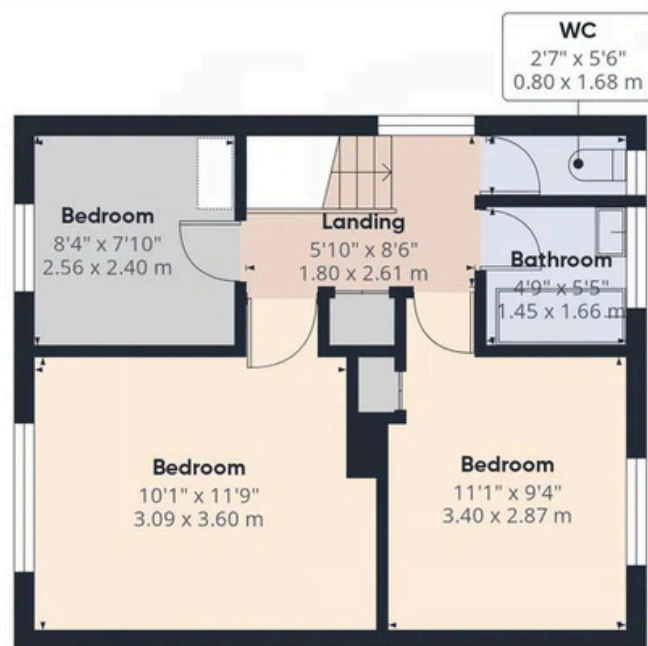
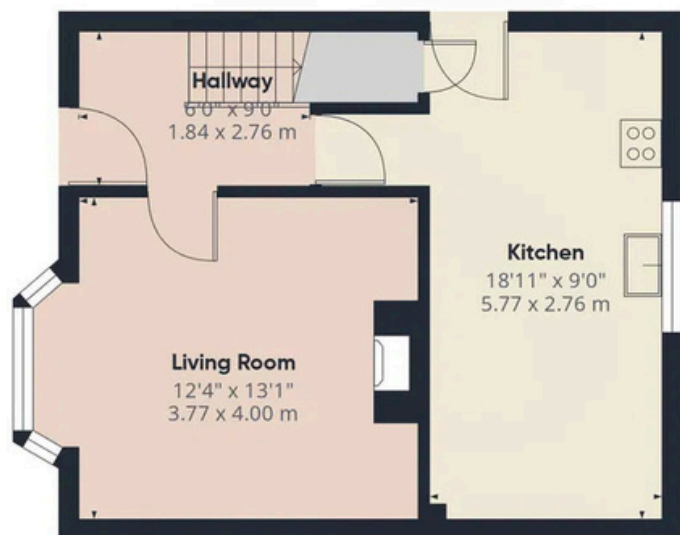
To the front, a pathway leads to the entrance door, with a neatly maintained lawn creating an inviting approach. A timber gate provides convenient access to the rear garden. The rear garden is a true haven, featuring a spacious patio area perfect for outdoor dining, a section laid to lawn, and raised flowerbeds bursting with colour. Additionally, the garden boasts a greenhouse, a timber storage shed for added convenience, and a charming timber summerhouse, offering a delightful retreat for relaxation.

### SITUATED

in Goring within walking distance of local shops on Palatine Road. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just under 3 miles away. The nearest station is Durrington- On-Sea Railway station which is just over half a mile away. Bus services run nearby. The property is located closeby to Orchard Primary & Junior School







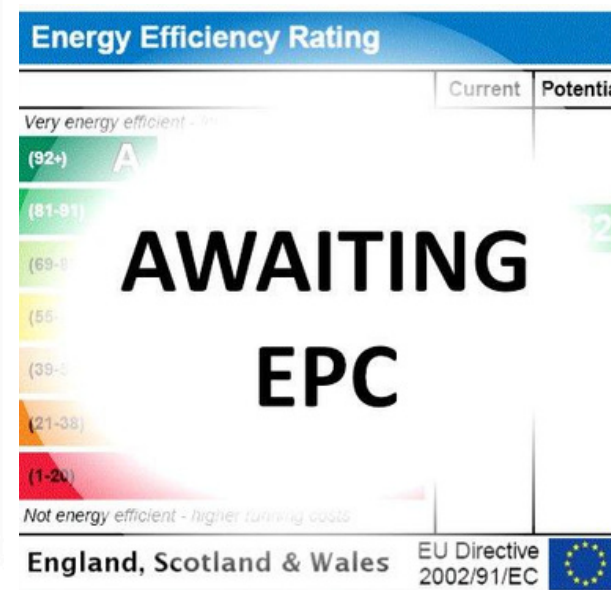
Approximate total area<sup>(1)</sup>  
807 ft<sup>2</sup>  
75 m<sup>2</sup>

(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: 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.