



Courtlands Close, Goring-by-Sea, Worthing, BN12 4BT
Offers Over £225,000



We are delighted to present this charming detached bungalow, offering versatile accommodation in a sought-after location. The property features a spacious ground-floor bedroom, two generous hobby rooms situated in the loft, an open-plan lounge and dining area, a well-equipped fitted kitchen, a modern ground-floor shower room, and a bright sunroom. Outside, the bungalow boasts a secluded rear garden, perfect for relaxation and entertaining. Ideally positioned in a quiet cul-de-sac, the property is less than 500 metres from the beautiful Goring-by-Sea seafront.



Key Features

- Detached Bungalow
- One Bedroom & Two Hobby Rooms
- Open Plan Lounge/ Dining Room
- Kitchen & Utility Room
- Ground Floor Shower Room
- Sun Room
- Rear Garden
- Less than 500 Metres From Goring Seafront
- CHAIN FREE



1 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

A door opens into the entrance porch, which leads through to the front door and into the property. Inside, you are welcomed by a spacious open-plan living and dining area, complete with a fireplace surround housing a log burner, ample space for a dining table and chairs, and an open archway flowing seamlessly into the kitchen. The well-appointed fitted kitchen offers a range of wall and base units, a built-in oven, electric hob, sink with drainer, and dedicated space for a fridge/freezer and washing machine. A small utility room houses the gas-fired boiler, and has room for a freezer. From the lounge, a door leads to an inner hallway that gives access to the ground-floor bedroom and bathroom. The bedroom opens into a bright and airy sunroom that enjoys views over the rear garden and includes a stable door offering direct outdoor access. The ground-floor shower room features a walk-in shower cubicle, wash hand basin, WC, and a built-in storage cupboard for added convenience. Upstairs, the property benefits from two generously sized hobby rooms, each fitted with a Velux window that fills the spaces with natural light.

EXTERNAL

To the front, the property features a paved area with space for plant pots, while the rear garden is laid to lawn and enhanced by floral borders creating a peaceful space with room for outdoor furniture. The rear garden also offers access to a timber shed and a log store.

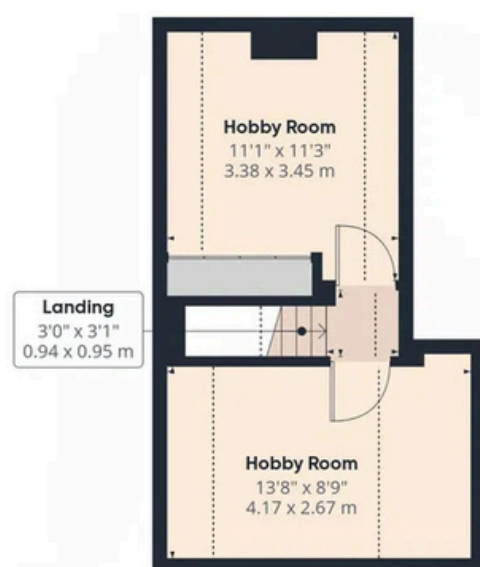
SITUATED

Tucked away in a small cul-de-sac off Sea Place, Courtlands Close is ideally situated approximately 0.5 miles from West Worthing High Street, where a range of local amenities can be found. Convenient bus routes operate nearby along Goring Road, and the Goring-by-Sea seafront is just 0.3 miles away. The nearest train station, Durrington-on-Sea, is located around 0.6 miles from the property, while Worthing town centre is within a five-minute drive.





Ground Floor



Floor 1



Approximate total area^m

809 ft²
75 m²

Reduced headroom

97 ft²
9 m²

(1) Excluding balconies and terraces

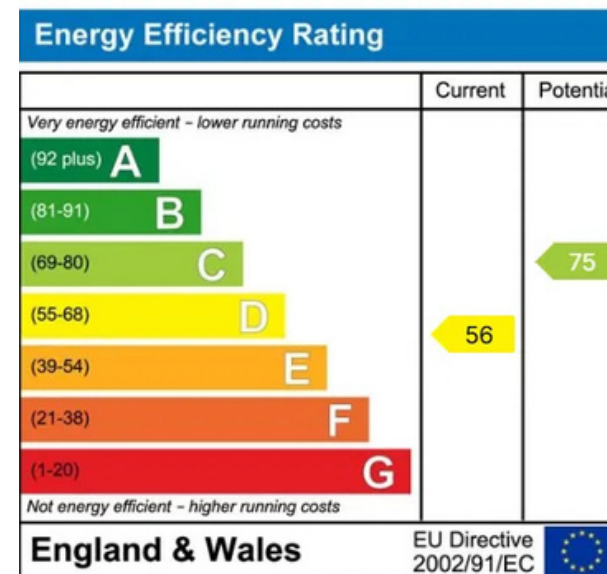
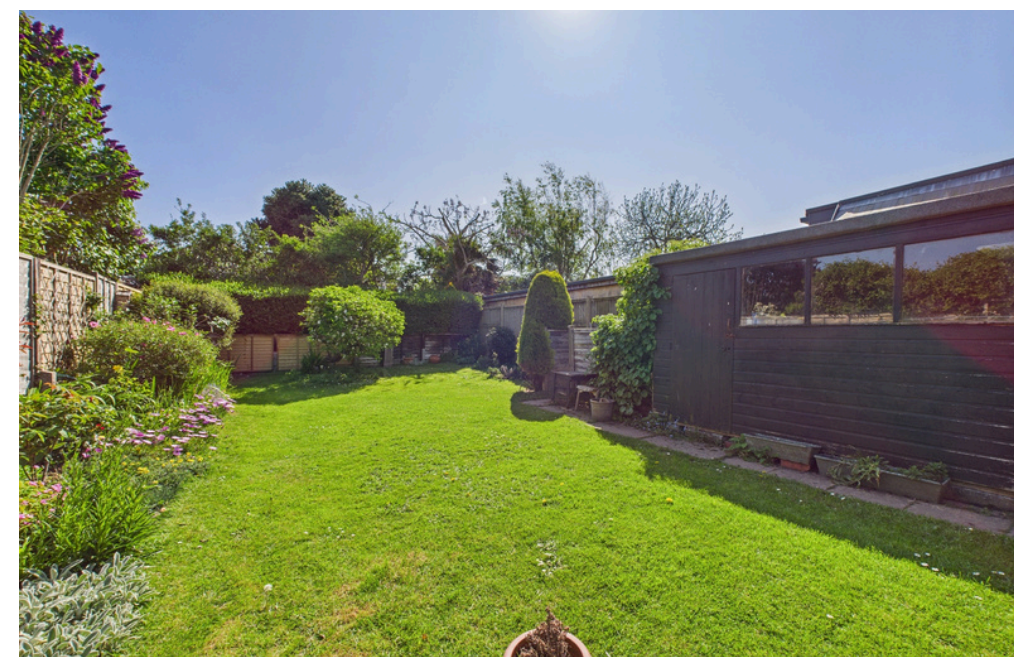
Reduced headroom

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: 54 sqm

Tenure: Freehold

Council tax band: A

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.