



Goring Road, Goring-by-Sea, Worthing, BN12 4BA
Guide Price £300,000



We are delighted to offer to the market this attractive semi-detached house, presenting an excellent opportunity for prospective buyers. The property offers spacious and versatile accommodation comprising three bedrooms, two reception rooms, a kitchen/breakfast room, ground floor WC, and a family bathroom. Additional benefits include an integral garage, off road parking, and a generously sized rear garden. Ideally located just a short walk from Durrington-On-Sea railway station, the property is offered for sale with no ongoing chain.



Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Fitted Kitchen/ Breakfast Room
- Bathroom & Seperate WC
- Private Entrance
- South Facing Lounge
- Private South Facing Garden
- Garage
- Vendor Suited
- Bus Routes Nearby



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

front of the property, features a bay window, an attractive fire surround, and double doors leading into the dining room. The dining room enjoys views over the rear garden and has doors opening directly onto the outdoor space, ideal for entertaining and family living. The spacious kitchen/breakfast room is fitted with a range of wall and base units, an integrated eye level oven, gas hob, and spaces for appliances, which may be included. Additional features include a 1½ bowl sink and drainer, space for a dining table and chairs, and a door providing direct access to the side of the property. Upstairs, the first floor offers three generously sized bedrooms. The primary bedroom includes built-in wardrobes offering excellent storage. The family bathroom is fitted with a four piece suite comprising a corner bath, separate shower cubicle, wash hand basin, and WC. There is also access to eaves storage from the landing, providing valuable additional storage space.

EXTERNAL

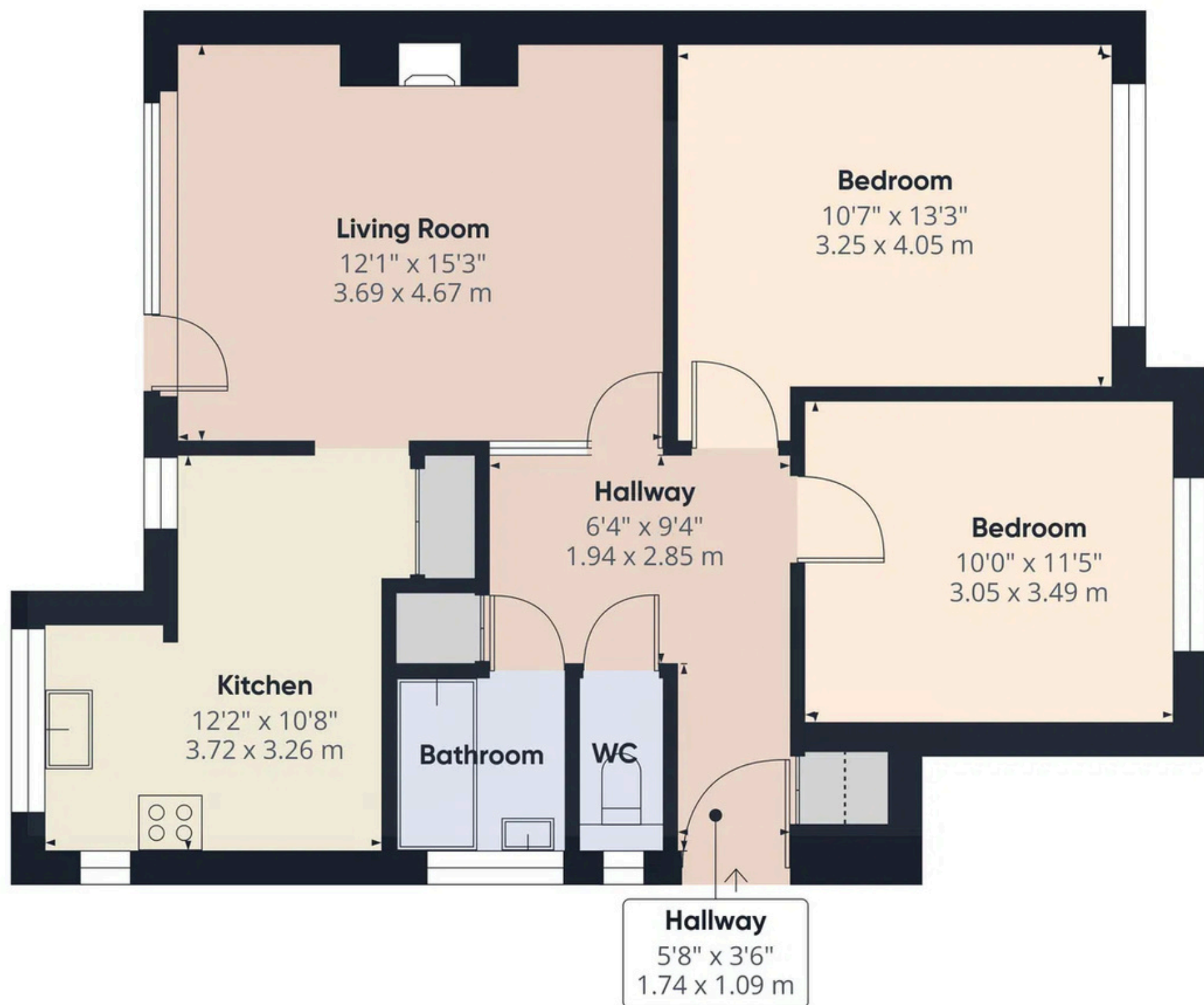
To the front of the property, a private driveway provides off road parking and leads to a garage with an up-and-over door and a convenient side access door. The front garden is attractively laid to lawn, complemented by a mature tree that adds charm and character to the property's kerb appeal. The rear garden offers a generous and private outdoor space, predominantly laid to lawn, with a paved patio area ideal for al fresco dining and relaxation. A pathway leads to the rear of the garden, where you'll find a timber shed, a greenhouse, an additional storage shed, and a variety of established shrubs and mature trees, creating a tranquil and secluded setting.

SITUATED

Ideally situated in Goring, this property is just a few minutes' walk from the popular Goring Road shopping parade, offering a variety of shops, cafés, and local amenities. West Park and Goring Primary Schools are also conveniently close by, making this an excellent location for families. Worthing Town Centre, with its comprehensive range of shopping facilities, restaurants, pubs, cinemas, theatres, and leisure centres, lies approximately 2 miles away. Excellent transport links are available, with Durrington-On-Sea railway station just 0.2 miles from the property, providing easy access along the south coast and to London. Regular bus services operate nearby on Shaftesbury Avenue, further enhancing the property's superb connectivity.



To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Property Details:

Floor area (as quoted by EPC: 764 SQFT

Tenure: Leasehold

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.