



Goring Way, Goring-by-Sea, Worthing, BN12 5BS

Guide Price £595,000





We are pleased to present this well-maintained, detached bungalow to the market. Set on a generous corner plot, this charming home offers two spacious double bedrooms, a bright south-facing lounge, a separate dining room, a modern fitted kitchen and a contemporary bathroom.

The substantial rear garden is a standout feature, complemented by a large timber summer house currently used as a home office with additional storage space. Further benefits include a garage and off-road parking, making this an ideal property for a wide range of buyers.



Key Features

- Detached Bungalow
- Two Double Bedrooms
- South Facing Lounge & Dining Hall
- Modern Bathroom
- Fitted Kitchen
- Good Size Rear Garden & Summer House
- Ample Off Road Parking & Garage
- Bus Routes Nearby
- Situated On A Corner Plot
- Local Shopping Facilites Nearby



2 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

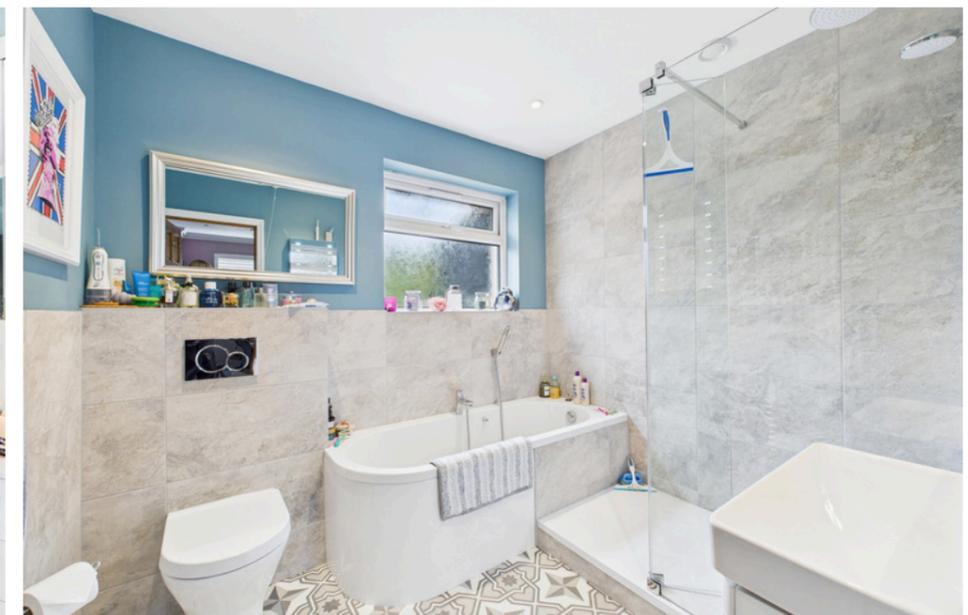
The front door opens into a welcoming entrance porch, which leads through to a spacious dining hall. This central space comfortably accommodates a good sized dining table and provides access to a storage cupboard and all rooms. Double doors open into the bright, south facing lounge, which features dual aspect windows, a charming bay window, and a cozy log burner creating a warm and inviting atmosphere. The fitted kitchen, located at the rear of the property, is equipped with a range of wall and base units, a built-in oven, electric hob, space for an under counter fridge/freezer, and a dishwasher. A window overlooks the garden, and a door provides access to the adjoining utility area, which offers plumbing and space for a washing machine. The primary bedroom is positioned at the front of the property and benefits from generous wardrobe space. The second bedroom, also a comfortable double is located at the rear. The modern, recently refurbished bathroom is stylishly appointed with a bath featuring mixer taps, a walk-in shower with glass screen, a wash hand basin with built-in storage, a light-up mirror and a WC.

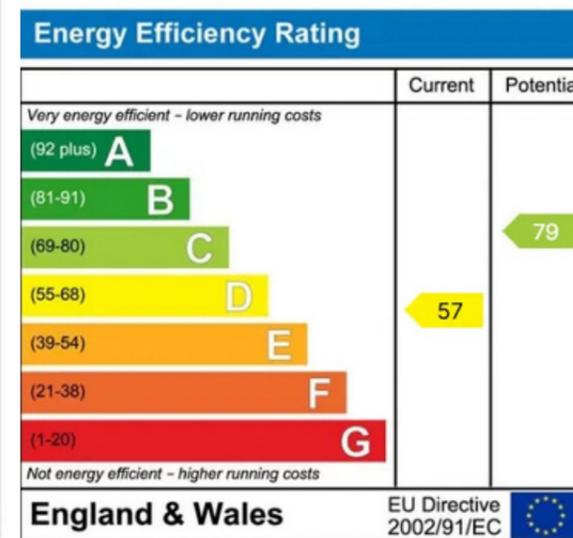
EXTERNAL

To the front of the property, there is ample off-road parking and a driveway leading to a garage with an up-and-over door. Double timber gates provide side access to the rear garden, while a neatly maintained lawn with landscaped borders enhances the property's kerb appeal. The generous rear garden is thoughtfully designed, featuring a lawned area, a decked seating space ideal for outdoor dining and a raised section laid with artificial grass for easy maintenance. Additional features include a patio area to the side, a timber shed, and a large summer house, which also incorporates a separate room currently used as a home office. There is also direct access to the garage from the garden, adding further practicality.

SITUATED

Situated in the sought-after area of Goring-by-Sea, this property benefits from excellent local amenities and transport links. Regular bus services run along nearby Goring Road, with convenience stores located less than a quarter of a mile away. Goring-by-Sea train station is under half a mile from the property, providing easy access to surrounding areas. Worthing town centre, with its wide range of shops, restaurants, and theatres, is approximately 2.5 miles away.





Property Details:

Floor area (as quoted by EPC: 85 sqm)

Tenure: Freehold

Council tax band: E

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.