



95 Kipling Avenue, Goring-by-Sea, Worthing, BN12 6LJ
Offers Over £325,000



We are delighted to present this attractive end-of-terrace home to the market. The property features three well proportioned bedrooms, a stylish modern kitchen, a spacious lounge/dining area and a contemporary bathroom. Outside, you'll find a south facing rear garden, garage and the added benefit of off-road parking.



Key Features

- End Of Terrace House
- Three Bedrooms
- Modern Kitchen
- Good Size Lounge/ Dining Room
- Modern Bathroom
- South Facing Rear Garden
- Off Road Parking
- Garage
- Close To Local Transport Links



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Upon entering the property, you are welcomed into the entrance hall, which provides access to a useful storage cupboard and all ground floor rooms. At the front of the home is a modern fitted kitchen, complete with an integrated dishwasher, built-in eye-level slide-and-slide oven, induction hob, sink with drainer, and space for a fridge/freezer and a washing machine with plumbing in place. To the rear of the property is the spacious lounge/dining room, enjoying dual aspect windows that flood the space with natural light, along with a door that opens out to the south facing rear garden. Upstairs, the first floor offers three bedrooms, two of which are generously sized doubles. The second bedroom also benefits from built-in storage. The modern bathroom is stylishly finished with tiled walls and flooring and features a P-shaped bath with a glass screen, a wash hand basin, and a WC.

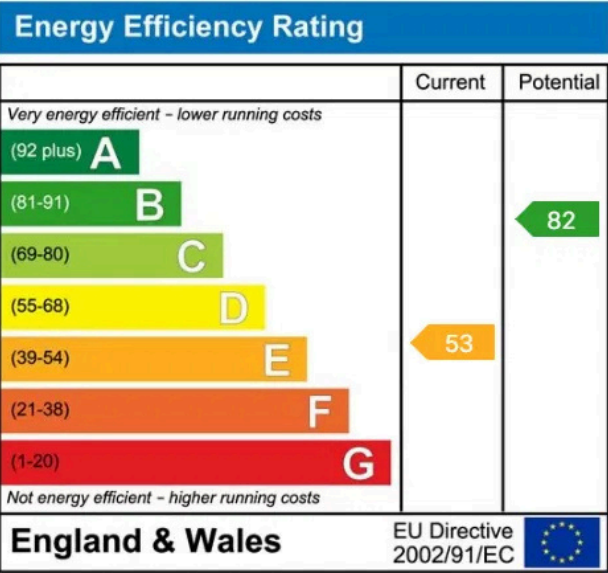
EXTERNAL

To the front of the property, there is off-road parking along with a timber gate that provides side access to the rear garden. The garden has been fully paved, creating a low-maintenance outdoor space with plenty of room for seating or entertaining. A rear timber gate leads directly to the garage compound, where the property's garage is conveniently located next to the gate and benefits from an electric roller door.

SITUATED

Ideally positioned in the sought-after area of Goring, this property enjoys excellent connectivity just 0.5 miles from Goring-by-Sea station. A variety of shops, cafés, and local amenities can be found nearby on The Strand and Aldsworth Parade. Northbrook College is within easy walking distance, making the location ideal for students. For a wider range of shopping, dining, and leisure options, Worthing town centre is just 3.5 miles away





Property Details:

Floor area (as quoted by EPC: 78 sqm

Tenure: Freehold

Council tax band: C

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.