

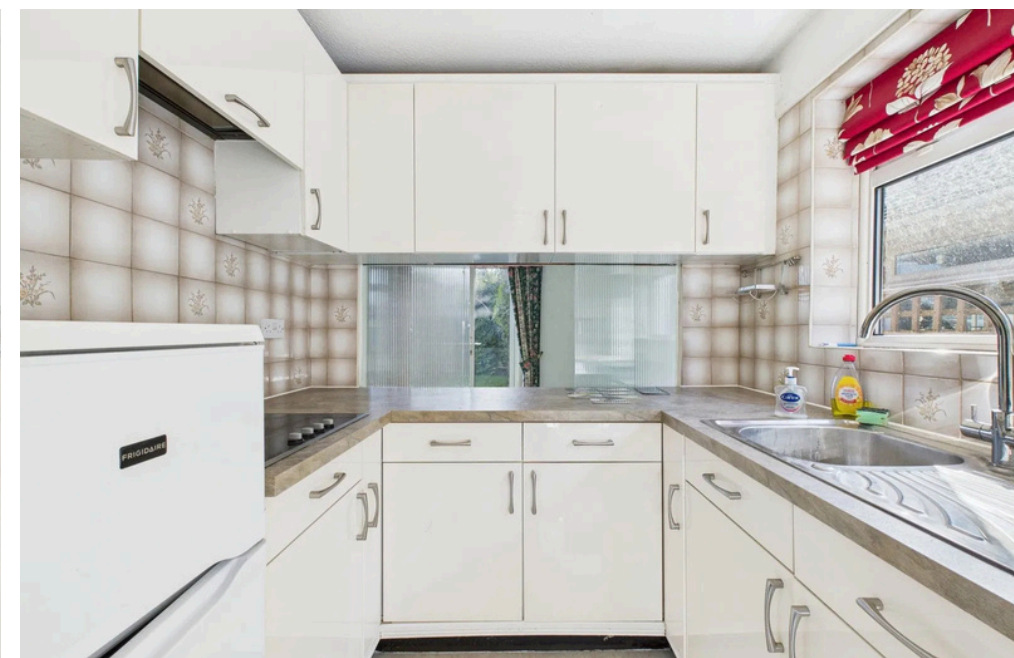


Cumberland Avenue, Goring-by-Sea, Worthing, BN12 6JX  
Guide Price £385,000





We are delighted to present this detached bungalow to the market. The property features three bedrooms, a spacious lounge/dining room, a fitted kitchen, a shower room, and a separate WC. Additional benefits include off-road parking, a south-facing rear garden, and a garage. The property is offered with no onward chain.





## Key Features

- Detached Bungalow
- Three Bedrooms
- South Facing Lounge/ Dining Room
- Fitted Kitchen
- Shower Room & Seperate WC
- Off Road Parking
- Garage
- South Facing Rear Garden
- CHAIN FREE
- Quiet Location



**3 Bedrooms**



**1 Bathroom**



**1 Reception Rooms**

### INTERNAL

Front door leading into the entrance with access to a good size storage cupboard and access to all rooms. The property offers a south facing lounge/ dining room with doors leading out to the rear garden and serving hatch into the kitchen. The fitted kitchen offers wall and base units with built in eye level double oven, spaces for appliances, sink, drainer, serving hatch and door leading out to the side. The property offers three bedrooms, two of the bedrooms are both doubles and located to the front. The primary bedroom benefits from built in wardrobes. The shower room comprises of walk in shower with glass screen and wash hand basin. The wc is located just next to the shower room.

### EXTERNAL

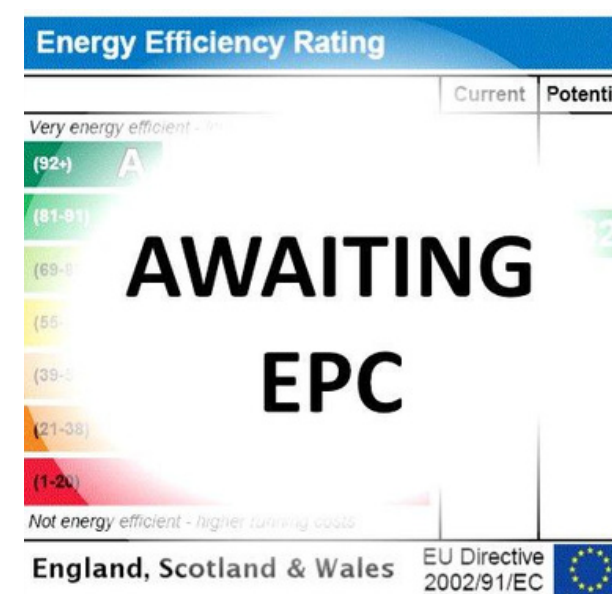
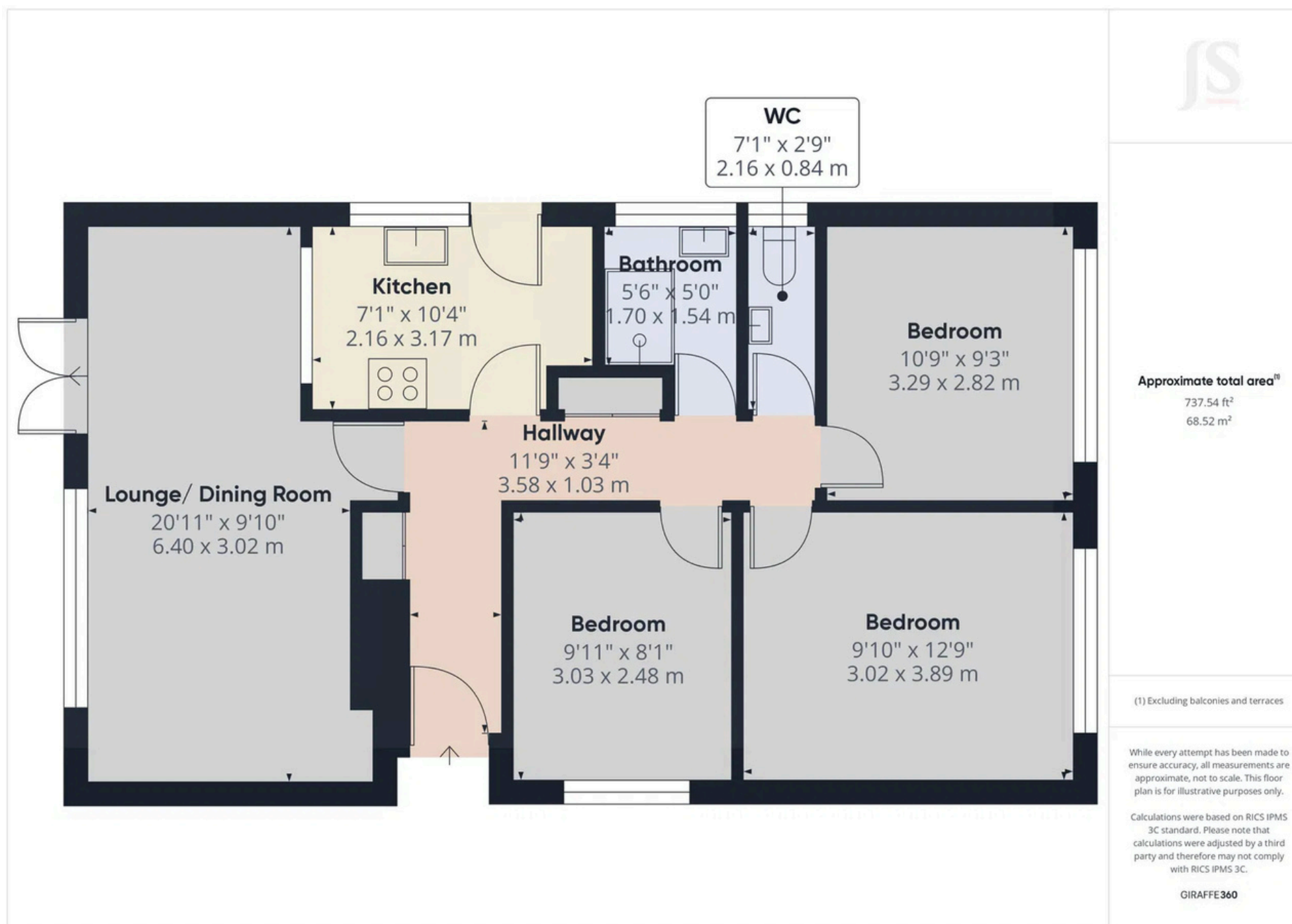
To the front of the property there is off road parking leading to the garage. The front has been laid to lawn with shrubs, floral border and magnolia tree. The rear garden is south facing benefitting from section laid to lawn, mature hedges and personal door leading into the garage.

### LOCATION

in Cumberland Avenue, the bungalow falls within a popular and quiet residential area. Bus routes can be found on close by The Boulevard and local amenities can be found on The Strand shopping parade including pharmacy, butchers, convenience stores & a medical centre approximately 0.5 miles away. The closest train station is Durrington-On-Sea, positioned 0.8 miles away and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2.5 miles away.







## Property Details:

Floor area (as quoted by EPC: 62 sqm

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.