



Boxgrove, Goring-by-Sea, Worthing, BN12 6BL

Asking Price £320,000



We are pleased to present this attractive semi-detached house to the market. The property features three bedrooms, bathroom, open-plan lounge and dining area and a contemporary kitchen. Further benefits include a west-facing rear garden with direct access to the garage, ideal for both convenience and outdoor enjoyment. Conveniently situated within easy reach of local bus routes, shopping amenities and within walking distance of nearby railway stations, this property offers an excellent opportunity for comfortable and well-connected living.



Key Features

- Semi Detached House
- Three bedrooms
- Open Plan Lounge/ Dining Room
- Modern Kitchen
- Bathroom
- West Facing Rear Garden
- Garage In Compound With Direct Access Via Garden
- Close To Bus Routes
- Shopping Facilities Nearby
- Solar Panels



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The front door opens into a porch, which leads into the entrance hall providing access to the lounge/dining room. This spacious open-plan area features a fireplace surround with space for an electric fire, access to an under-stairs storage cupboard and sliding doors that open out to the rear garden. An open archway leads through to the modern fitted kitchen, which is equipped with wall and base units, an integrated fridge/freezer, built-in oven, electric hob, sink with drainer, and space and plumbing for a washing machine. Upstairs, the first floor offers three bedrooms, with bedrooms one and two benefiting from built-in storage. The family bathroom comprises a bath with mixer taps (with plumbing already in place for a shower above, if desired), a wash hand basin and a WC.

LOCATION

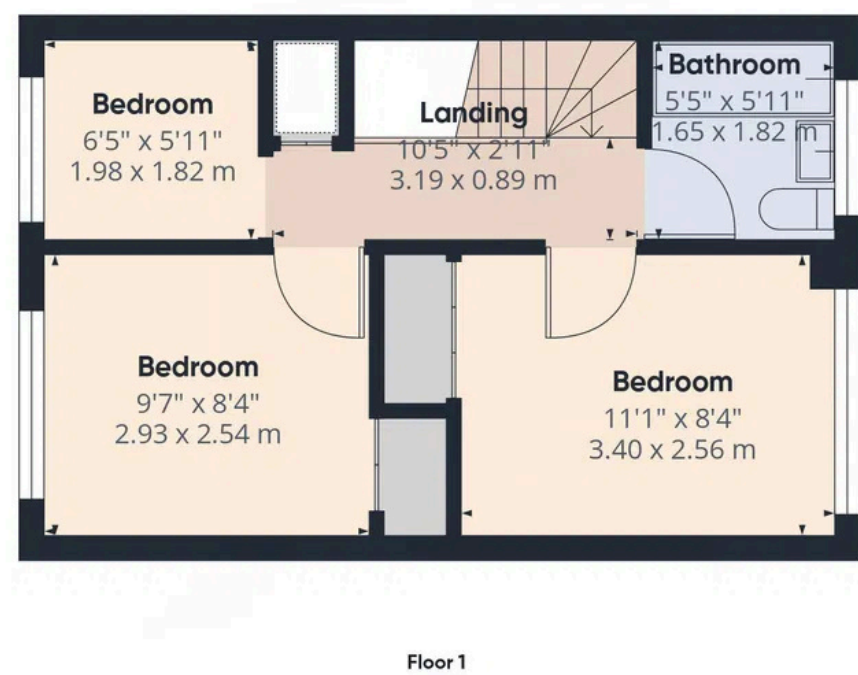
On Boxgrove, the property is situated 0.6 miles away from Goring by Sea station and bus routes and amenities are located on The Strand and Limbrick Parade. The house falls within The Orchards junior school catchment area and is within walking distance of Chatsmore High School, Durrington High School & Northbrook College. Worthing town centre is approx. 3.5 miles away.

EXTERNAL

To the front, the property features a lawned garden enclosed by fencing, with a pathway leading to the front door. The west facing rear garden is mainly laid to lawn and includes a patio area, well maintained floral borders and convenient access to the garage via a personal rear door. The garage is located within a nearby compound and benefits from an up-and-over door.



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

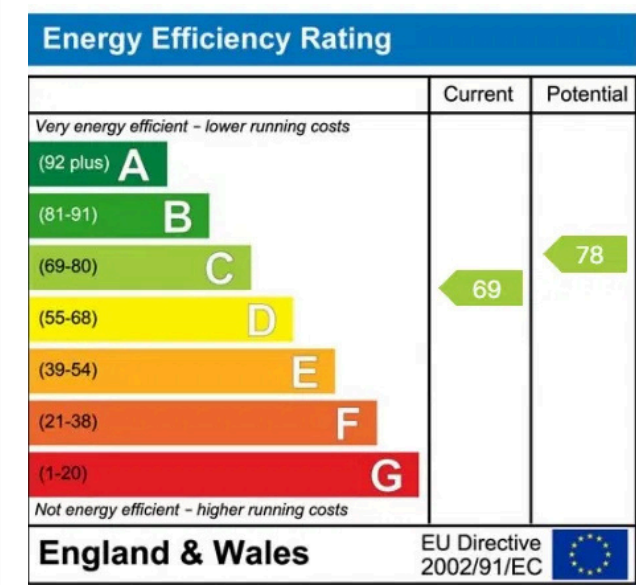


Approximate total area⁽¹⁾
641 ft²
59.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 68 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.