



Collingwood Road, Goring-by-Sea, Worthing, BN12 6HZ

Offers Over £325,000



We are delighted to present this attractive semi detached home to the market. The property features two bedrooms, modern family bathroom, stylish kitchen/dining room and a bright bay fronted lounge. Further benefits include off road parking and a generous rear garden, complete with a versatile log cabin equipped with power ideal for use as a home office, gym, or entertaining space.



Key Features

- Semi Detached House
- Two Bedrooms
- Modern Fitted Kitchen/ Dining Room
- Bay Fronted Lounge
- Family Bathroom
- Rear Garden
- Log Cabin With Power
- Off Road Parking
- Close To Local Shopping Facilities
- Transport Links Closeby



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

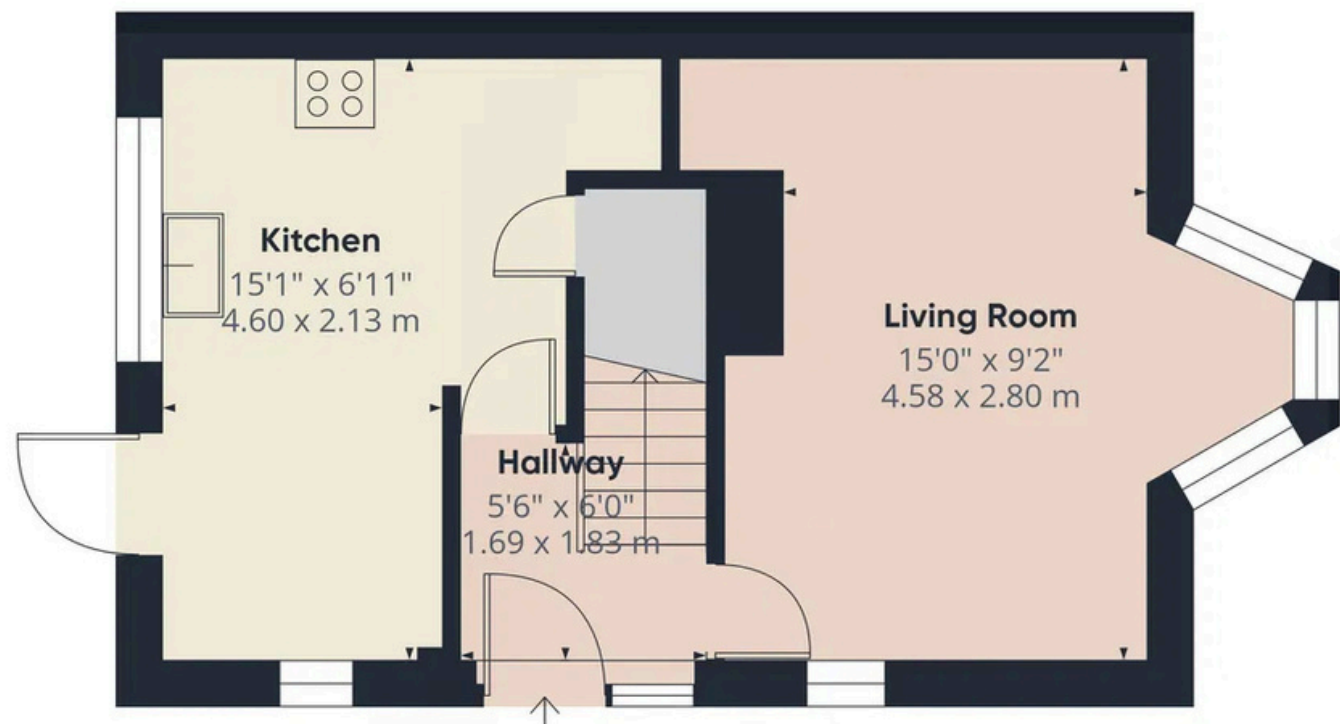
The front door opens into a welcoming entrance hall, providing access to the ground floor rooms. At the front of the property, the bright and spacious lounge features a charming bay window. The stylish kitchen/dining room is fitted with contemporary grey wall and base units, a built in oven, electric hob, and integrated washing machine & dishwasher, along with space for a fridge/freezer. There is also a generous storage cupboard, ample space for a dining table and chairs, and a door leading directly to the rear garden. Upstairs, there are two well proportioned bedrooms, each benefiting from fitted storage. The modern family bathroom includes a bath with overhead shower and glass screen, a wash hand basin with built in storage, and a WC.

SITUATED

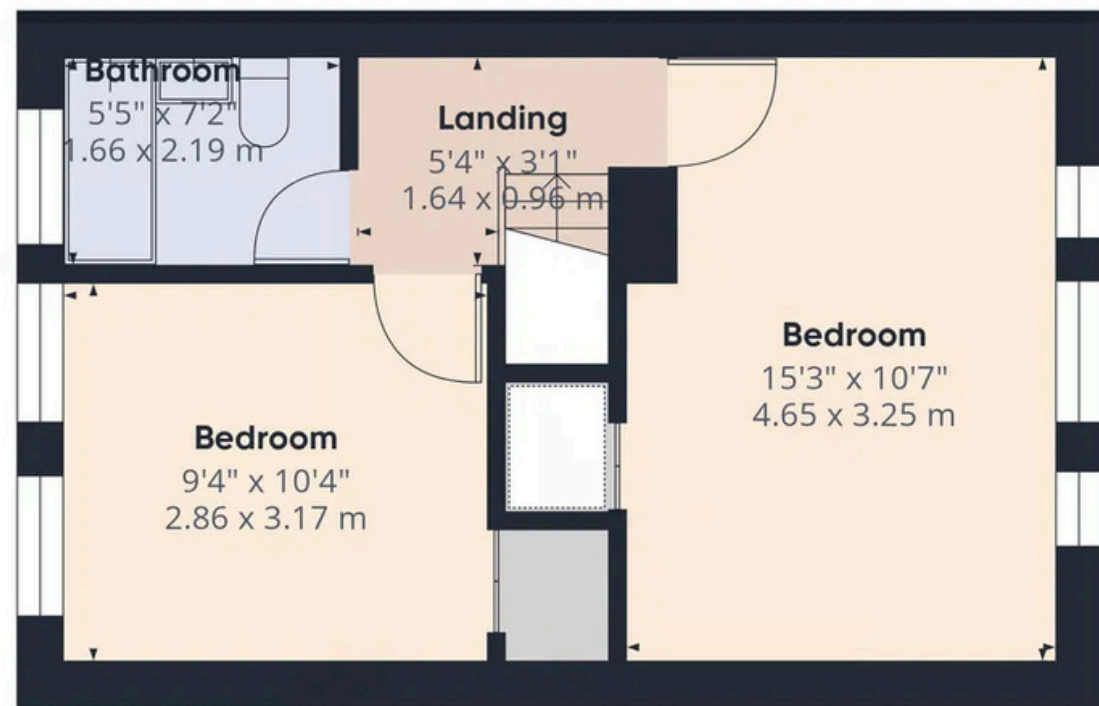
in Goring within walking distance of local shops on Palatine Road. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just under 3 miles away. The nearest station is Durrington- On-Sea Railway station which is just over half a mile away. Bus services run nearby. The property is located closeby to Orchard Primary & Junior School. EV charging points located on Collingwood Road.

To the front of the property, there is off road parking and a pathway leading to the front door. A timber side gate provides access to the rear garden, which is mainly laid to lawn and features a decked seating area, perfect for outdoor dining and entertaining. At the end of the garden sits a spacious log cabin, complete with power, wifi and electric heating. Outdoor power sockets are fitted. Currently set up as a bar with additional living space, it offers fantastic versatility for a home office, gym or leisure room.





Ground Floor Building 1



Floor 1 Building 1



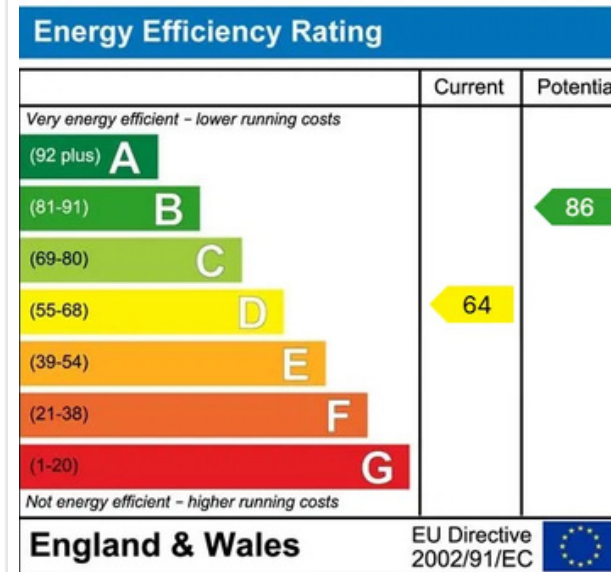
Approximate total area^m

702 ft²
65.2 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: 72 sqm)

Tenure: freehold

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.