

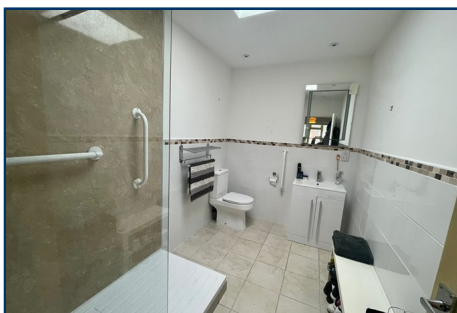
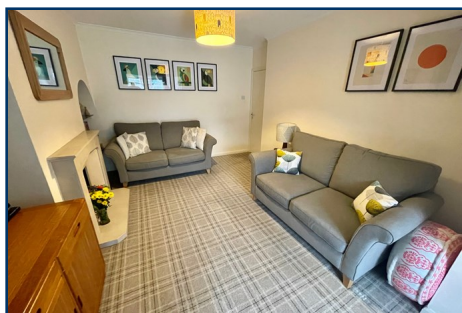


IAN WATKINS
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4 Selden Parade, Salvington Road, BN13 2HL



The Strand, Goring, BN12 6DN

A SPACIOUS FOUR BEDROOM DETACHED HOUSE IN FAVOURED GORING-BY-SEA

- Four Bedrooms
- Downstairs Cloakroom
- 22'4 Living Room
- Conservatory
- Ensuite to Bedroom Four
- Modern Shower Room
- Double Glazing
- Viewing Highly Recommended

OFFERS OVER £450,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this four bedroom detached house in the sought after area of Goring-By-Sea, Worthing. The accommodation features an entrance porch, downstairs cloakroom, 22'4 living room, 15'4 conservatory, ensuite to downstairs bedroom four, upstairs modern family shower room. Outside there is a secluded rear garden, brick inlay driveway for two cars. Other features include double glazing and viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

ENTRANCE PORCH

Tiled floor, coat hanging area, double glazed front door to -

ENTRANCE HALL

Electric slim line storage heater, under stairs storage cupboard.

DOWNSTAIRS CLOAKROOM

Low level W.C, wash hand basin with tiled splash back, double glazed frosted window.

DINING ROOM - 4.27m x 3.78m (14' x 12' 5")

Double glazed bay window, slim line electric storage heater, textured ceiling.

LIVING ROOM - 6.81m x 3.35m (22' 4" x 11')

Narrowing slightly at one end, attractive stone fire surround with hearth and electric fire, T.V point, coved and textured ceiling, slim line storage heater, door giving access to the downstairs fourth bedroom, double glazed sliding doors giving access to the -

CONSERVATORY - 4.75m x 3.1m (15' 7" x 10' 2")

Tiled floor, power and light, double glazed windows and double glazed doors giving access to the rear garden.

BEDROOM FOUR - 4.47m x 2.54m (14' 8" x 8' 4")

Narrowing at one end, window, coved and textured ceiling, storage heater, door to -

ENSUITE SHOWER ROOM - 3.1m x 1.9m (10' 2" x 6' 3")

Step in shower cubicle with Mira electric shower with shower screen, low level W.C, wash hand basin with cupboards under, under floor heated tiled floor, part tiled walls, sky light and spot lights, shaver point.

KITCHEN - 4.67m x 3.02m (15' 4" x 9' 11")

Narrowing to 6'4 - Double aspect with double glazed windows,

excellent range of modern fitted units with inset twin sink unit with mixer tap and cupboards under, work top surface adjacent with cupboards and drawers under and eye level cupboards over, space for cooker with extractor over, electric cooker point, further work top surface opposite with cupboards and drawers under and eye level cupboards over, further roll top work surface with space and plumbing for washing machine and dishwasher, space for tumble dryer, space for tall fridge/freezer, tall larder style units, tiled floor, flat ceiling, double glazed door giving access to the rear garden.

STAIRS LEADING FROM THE ENTRANCE HALL TO -

HALF LANDING

Double glazed window, further stairs to the -

LANDING

Hatch to roof space with a pull down ladder.

BEDROOM ONE - 4.44m x 3.48m (14' 7" x 11' 5")

Double glazed bay window, excellent range of fitted bedroom furniture with two double wardrobes, single wardrobe, over head cupboards, dressing table, bedside cabinets, slim line electric storage heater, built in cupboard with shelving, coved and textured ceiling.

BEDROOM TWO - 3.96m x 3.38m (13' x 11' 1")

Slim line storage heater, built in cupboard with shelving and cupboard over, wash hand basin, double glazed window, coved and textured ceiling.



BEDROOM THREE - 2.77m x 2.29m (9' 1" x 7' 6")

Double glazed window, fitted wardrobes and shelving, coved and textured ceiling.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.

FAMILY SHOWER ROOM

Double width shower cubicle with Mira electric shower and shower screen, W.C, vanity unit with inset wash hand basin with cupboards under, part tiled walls, electric radiator, vanity cupboard, double glazed frosted windows, wall mounted electric bar fire, textured ceiling.

OUTSIDE

REAR GARDEN

Offering a good deal of seclusion the garden has a shaped patio, feature pergola, garden pond, lawned area to the rear, greenhouse, garden shed, side access via a garden gate to the front of the property, outside water tap.



FRONT GARDEN

Brick inlay driveway, with parking for two cars. Shaped area with trees and shrubs.

GARAGE

Up and over door, reduced in size for storage only.

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