IAN WATKINS
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A SPACIOUS 3 BED DET BUNGALOW IN HIGHLY SOUGHT AFTER GORING BY SEA AREA

- Three Bedrooms
- 18' Double Aspect Lounge
- Modern Fitted Kitchen
- Feature Bath/Shower Room
- Modern Fitted Kitchen
- 15'2" Garden Cabin
- Feature Rear, Side & Front Gardens
- Private Driveway & Garage

OFFERS OVER £650,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this spacious three bedroom detached bungalow in favoured area of Goring-by-Sea, within walking distance of the seafront and beach, also bus services closeby with railway station within walking distance. The accommodation features double aspect lounge, conservatory, modern fitted kitchen, feature family bath/shower room. Outside there is feature gardens to three sides of the property, private driveway and garage. Further features include double glazing and gas heating. Viewing highly recommended.

Accommodation in brief comprises:

FRONT DOOR TO -

SPACIOUS ENTRANCE PORCH
With tiled floor, double glazed window, flat ceiling, glazed door to -

SPACIOUS ENTRANCE HALL
With two radiators, built-in cloaks cupboard with hanging rail and shoe rack with storage over, further fitted storage cupboard with hanging rail, shelf and cupboards over, wall mounted central heating thermostat control, hatch to roof space with pull down ladder.

DOUBLE ASPECT LOUNGE - 5.49m x 3.66m (18' x 12')
Double aspect, being South and West facing with double glazed windows, feature fireplace with surround, hearth and insert with fitted coal effect gas fire, radiator, coved and flat ceiling.

MODERN FITTED KITCHEN - 4.72m x 2.95m (15' 6" x 9' 8")
This superb modern fitted kitchen comprises inset double sink unit inset into granite work top surface with range of cupboards and drawers under, eye level cupboards over, integrated dish washer, further granite work top surface with cupboards and drawers under and eye level cupboards over with integrated washing machine, fitted Range oven with extractor over, double glazed window, flat ceiling with spotlights, feature flooring, double glazed double doors leading to -

CONSERVATORY - 4.14m x 2.95m (13' 7" x 9' 8")
With tiled floor, power and light, double glazed double doors giving access to the feature gardens.

BEDROOM ONE - 3.91m x 3.81m (12' 10" x 12' 6")
Double glazed window, radiator, coved and flat ceiling.

BEDROOM TWO - 3.68m x 3.45m (12' 1" x 11' 4")
Double glazed bay window, radiator, coved and flat ceiling with spotlights.

BEDROOM THREE - 2.87m x 2.59m (9' 5" x 8' 6")
Double glazed window, radiator, coved and flat ceiling.

FEATURE FAMILY BATH/SHOWER ROOM
Comprising modern white bath with twin handgrips and wooden side panel, corner shower cubicle with shower unit, wash hand basin inset into vanity unit with drawers and display tops surface with integrated low level WC, fully tiled walls, heated towel rail, frosted double glazed windows, coved and flat ceiling with spotlights.

OUTSIDE

FEATURE GARDENS
The rear garden is a particular feature of the property with gardens to the front, rear and side, the main garden is laid to lawn with flower, plant, shrub and tree borders, patio area, personal door to garage, gate to driveway, FEATURE CABIN 15'2" x 11'5" with power and light, wooden panelled flooring and walls with small bar and double glazed windows, gate to further area of side garden which is laid to lawn with borders and hedging, the front garden is laid to shaped lawn with borders and hedging.

PRIVATE DRIVEWAY LEADING TO -

GARAGE

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS
OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed
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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.