



IAN WATKINS
Estate Agents

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Singleton Crescent , Goring By Sea, Worthing, West Sussex, BN12 5DJ

A GOOD SIZE 3 BEDROOM FAMILY HOME IN FAVOURED GORING BY SEA AREA

- **** NO ONWARD CHAIN ****
- Three Bedrooms
- Living Room & Dining Room
- Downstairs Cloakroom
- Bathroom/WC
- Gas Heating
- Rear & Front Gardens
- Garage

GUIDE PRICE £395,000 - £405,000 FREEHOLD

Helping you find your home

***** NO ONWARD CHAIN ***** Ian Watkins Estate
Agents are delighted to present this three-bedroom end-of-terrace home, ideally situated in the sought-after area of Goring-by-Sea. The property is conveniently located close to local shops, bus routes, mainline train station and a primary school in nearby Ferring.

The accommodation comprises a bright, south-facing living room and dining room, along with a cloakroom and a family bathroom/WC.

Externally, the property benefits from both front and rear gardens, as well as a garage. Additional features include double glazing, gas central heating, and the advantage of no onward chain.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE HALL

Radiator, glazed door to -

SOUTH FACING LIVING ROOM - 4.57m x 4.37m (15' x 14' 4")

Feature double glazed bay window, wooden fire surround with marble hearth and insert, radiator, coved and textured ceiling, TV point, double doors leading to -

DINING ROOM - 2.97m x 2.84m (9' 9" x 9' 4")

Under stairs storage cupboard with shelving, radiator, double glazed double doors leading to the rear garden, door leading to side lobby, further opening to kitchen.

SIDE LOBBY AREA

Door which leads to the side with further gate to the front of the property, door to -

DOWNSTAIRS CLOAKROOM

With low level WC, vanity unit with cupboards and inset wash hand basin with tiled splashback, frosted double glazed window, coved and textured ceiling.

KITCHEN - 2.77m x 2.54m (9' 1" x 8' 4")

Excellent range of modern fitted units comprising twin bowl stainless steel sink unit with mixer tap and cupboards under, roll top work surface either side with space and plumbing for washing machine, range of base level cupboards and eye level cupboards over, fitted 4-ring hob with concealed extractor over, oven with

cupboards over and under, integrated fridge/freezer, part tiled walls, flat ceiling, double glazed window overlooking the rear garden.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

FIRST FLOOR LANDING

Hatch to roof space with pull down ladder, airing cupboard with hot water tank with slatted shelving and cupboard over.

BEDROOM ONE - 3.66m x 3.23m (12' x 10' 7")

Double glazed window, fitted double wardrobe, radiator, textured ceiling.

BEDROOM TWO - 2.9m x 2.9m (9' 6" x 9' 6")

Double glazed window with super views over Ferring towards Highdown Hill, built-in double wardrobe, radiator.

BEDROOM THREE - 2.44m x 2.18m (8' x 7' 2")

Double glazed window, radiator, textured ceiling.

BATHROOM/WC

Modern white suite comprising bath with twin handgrips and shower attachment, shower screen, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, frosted double glazed window, textured ceiling.

OUTSIDE

REAR GARDEN

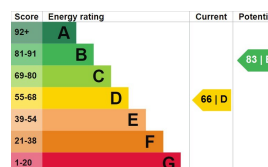
The rear garden is a particular feature of the property, partly lawned and partly paved with plant, shrub and tree borders, outside water tap, garden gate giving access to the rear and garage.

GARAGE

With up and over door.

FRONT GARDEN

Laid mainly to lawn with shrub borders, garden path leading to the front door.



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.