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## Description

We are delighted to offer this Detached Bungalow being sold with no forward chain in Goring-by-Sea. It does require some modernisation and does have the benefit of a good size West facing rear garden, long driveway leading to the garage. There is a good size reception hall, 23'7" (7.19m) triple aspect living/dining room, fitted kitchen, sun room and Two Double bedrooms. It has a Shower room/w.c and a further cloakroom/w.c. The location has good access to bus & train routes and amenities close by including Doctor surgery, Dentist, range of shops, cafe's and restaurants. Viewing is advised



## Key Features

- Detached Bungalow
- Two Double Bedrooms
- 24' Living/dining Room
- Freehold
- Garage and Driveway
- No Chain
- West Facing Rear Garden
- EPC - TBC
- Council Tax Band - D
- Viewing Advised





**Entrance Porch**

Double glazed front door and window, front door leading to

**Entrance Hall**

Access to loft space, two storage cupboards with airing cupboard and more storage, double doors to Living/dining room

**Cloakroom/w.c**

Low level w.c, obscured double glazed window, wash hand basin

**Living/ Dining Room**

**7.19 x 3.62 (23'7" x 11'10")**

Double glazed window, fireplace and two sets of double glazed doors giving access outside and a triple aspect, radiator.

**Kitchen**

**3.45 x 2.25 (11'3" x 7'4")**

Measurements to include built in units, single bowl single drainer sink unit with mixer, units and drawers under and over the work top surfaces, plumbing and space for washing machine, Rangemaster cooker, part tiles walls, wall mounted central heating boiler

**Sun Room**

**3.08 x 3.33 (10'1" x 10'11")**

Radiator, double glazed windows and doors to garden



**Bedroom One**

**4.04 x 3.16 (13'3" x 10'4")**

Double glazed window and radiator

**Bedroom Two**

**3.47 x 3.03 (11'4" x 9'11")**

Measurements to include built in wardrobes, double glazed window, radiator

**Shower Room/WC**

Walk in shower with wall mounted shower, wash hand basin, lower level WC, tiled walls, heated towel rail, obscured double glazed window.

**Front Garden**

Laid to lawn, shingle driveway providing ample parking for various vehicles which leads to the

**Garage**

**5.39 x 2.60 (17'8" x 8'6")**

Up and over door, Gas and electricity meters and fuse box

**West Facing Rear Garden**

A really lovely space and a good size, which is mainly laid to lawn, patio areas, range of trees and shrubs and side gate

# Floor Plan Derwent Drive



Total area: approx. 101.6 sq. metres (1093.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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