



Crowborough Drive, Goring

Asking Price
£475,000
Freehold

- Detached Bungalow
- Two Bedrooms
- Garage
- Extended
- Chain Free
- Freehold
- Council Tax Band - D
- EPC - D

Spacious three bedroom detached bungalow located in popular South Goring. The property offers good living accommodation with spacious rooms, a garage and good sized rear garden too. It is located close to local schools, shops and transport links with the beach nearby too. The property is being offered with no ongoing chain. Internal viewing advised.

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Accommodation

Entrance Hall

Part double glazed front doors to porch area, further obscured glazed wooden door to hall, storage cupboard offering hanging and shelving, radiator, loft access with pull-down ladder, would affect flooring.

Lounge 11'11" x 18'0" (into bay) (3.64 x 5.49 (into bay))

Double glazed bay window to front, to further double glazed windows to side, feature fireplace with inset, electric, fire and wooden surround, radiator.

Bedroom One 18'0" x 10'11" (5.49 x 3.33)

Measurements to include built-in wardrobes. Built-in wardrobes, offering hanging and shelving, double glazed window to front, double glazed window to side, radiator, would affect flooring.

Bedroom Two 10'11" x 11'10" (3.33 x 3.63)

Full height double glazed patio doors to extension, double glazed Velox to side, radiator, original gas heater.

Bedroom Three 7'11" x 10'11" (2.43 x 3.34)

Measurements to include built-in wardrobes. Built in wardrobes, offering hanging shelving, double glaze window to side, radiator.

Kitchen 11'10" x 9'9" (3.63 x 2.98)

Measurements to include units. Range of matching floor and wall units with granite worktops and inset one and half bowl stainless steel sink with mixer tap over, integrated fridge / freezer, double oven with microwave above, slimline dishwasher, washing machine and four point gas hob with extractor over, boiler housed in cupboard, tiled splash backs, tiled flooring, radiator, obscure double glazed patio door and further double glazed window to rear.

Bathroom

PVC panelled bath with mixer tap, thermostatic shower and shower, curtain over, vanity unit with low-level WC, storage below and wash hand basin with mixer tap over, heated towel rail, obscure double glaze window to side, tiled walls, vinyl flooring.

W.C

Low-level WC, wall mounted, wash, handbasin, radiator, tiled walls, obscure double glazed window to side.

Reception Room 13'6" x 9'7" (4.14 x 2.94)

Timber construction with solid roof, double glazed windows to all sides, radiator, laminate flooring, glazed door to lean to.

Lean-to 5'10" x 10'7" (1.79 x 3.25)

Full height double glazed french doors to garden with further double glazed windows to both sides, part obscured double glazed door to garage, double glazed roof.

Rear Garden

Mainly laid to lawn with flower and shrub borders, side access to front of property, fenced surround, garden shed.

Front Garden

Off road parking for multiple cars, covered area to garage, lawn area with flower and shrub borders, side, access to rear garden, low-level retaining front wall.

Garage 17'11" x 8'0" (5.48 x 2.46)

Brick and wooden board with felt roof construction, electric up and over main door with parking to front, power and lighting, wall mounted electric and gas meter, part obscured double glazed door to lean to.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floor Plan
Approx. 117.8 sq. metres (1267.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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