Newtimber Avenue, Goring-By-Sea

Asking Price
£400,000
Freehold

- Semi-Detached Family Home
- Modern Kitchen/Diner
- Ground Floor WC
- Landscaped Garden
- Council Tax Band C
- Three Double Bedrooms
- Separate Living Room
- Modern Family Bathroom
- EPC Rating D
- No Chain

We are delighted to present this beautifully presented three bedroom semi-detached home, ideally situated in the sought-after area of Goring. Perfectly positioned within easy reach of local schools, shops, and excellent transport links, the property is just 0.6 miles from the nearest mainline train station, ideal for commuters and families alike.

The ground floor offers a spacious and contemporary kitchen/dining area, a bright and welcoming living room, a convenient WC, and a versatile ground floor bedroom. Upstairs, you'll find two generously sized double bedrooms, including one with a separate dressing room, as well as a modern family bathroom.

Further benefits include a private rear garden and the advantage of no onward chain.

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Accommodation

Entrance Porch
Door to side, double glazed window to front.

Living Room 17'3" x 14'7" (5.27 x 4.46)
Door from porch, double glazed window to front, two panel radiators, TV point, sliding doors to kitchen/drainer, downlights, under stairs cupboard, and electric feature fireplace.

Kitchen/Diner 22'9" x 18'7" (narrowing to 13'11") (6.94 x 5.67 (narrowing to 4.25))
Modern fitted kitchen with range of wall and base units, panel radiator, space for American style fridge/freezer, plumbing for washing machine and dishwasher, space for Range style oven, cooker hood, and one and half bowl sink with drainer.

Ground Floor WC
Double glazed window to side, dual button WC, wall mounted wash hand basin.

Bedroom Three 12'2" x 7'0" (3.71 x 2.14)
Double glazed window to front.

Landing
Panel radiator, loft access, air-conditioning combi-boiler, and downlights.

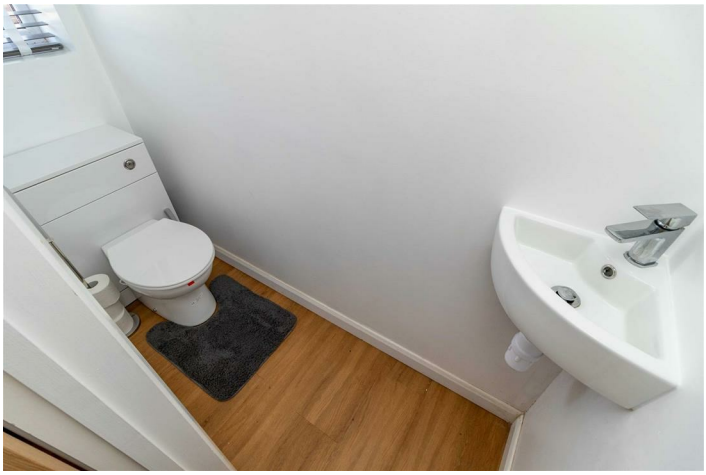
Bedroom One 9'7" x 8'4" (2.93 x 2.56)
Double glazed window to front, panel radiator, and TV point.

Dressing Room 6'3" x 6'0" (1.92 x 1.84)
Double glazed window to front and panel radiator.

Bedroom Two 13'3" x 8'5" (4.06 x 2.57)
Double glazed window to rear and panel radiator.

Bathroom
Double glazed frosted window to rear, tiled walls, p-shaped bath with shower over, extractor fan, downlights, wash hand basin set in vanity unit, towel rail, and dual button WC.

Rear Garden
Fence enclosed, laid to patio and artificial grass, raised flowerbeds, outside lighting, covered seating area, outside tap, and gated side access.



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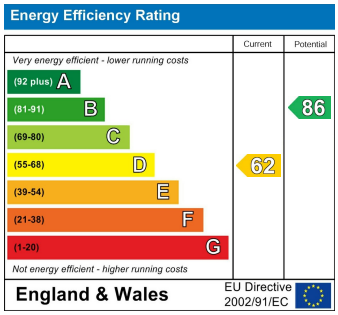
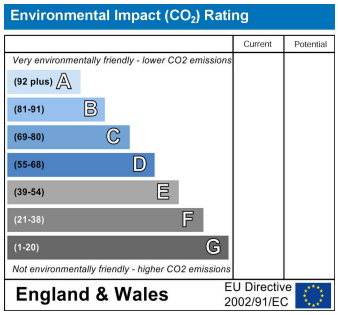
Floorplan

Total area: approx. 99.0 sq. metres (1065.8 sq. feet)





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