



Carisbrooke Drive, Worthing

- Semi Detached House
- Two Double Bedrooms
- Kitchen/Dining Room
- Spacious Living Room
- Two Parking Spaces
- EPC Rating - D
- Council Tax Band - C
- Freehold



Guide Price
£300,000
Freehold

A Semi Detached House being situated in a convenient location including schools, shops, David Lloyd Leisure Club and the mainline train station at Goring being just over a mile away, with the beach being just over two miles away. The accommodation in brief comprises of kitchen/dining room, spacious living room, two double bedrooms, bathroom/w.c. There are two allocated parking spaces and other benefits include gas central heating and easily maintained rear garden. Internal Viewing is recommended

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Accommodation

Front Door

Into;

Kitchen / Diner 11'8" x 10'1" (3.56 x 3.09)

Measurements to include built in matching range of wall and base units, stainless steel sink unit inset to work top, space for cooker and fridge freezer, wall mounted gas fired central heating boiler, plumbing and space for washing machine, tiled flooring, window, radiator, stairs to first floor.

Living Room 16'5" x 11'8" (5.02 x 3.57)

Two radiators, double glazed sliding doors to garden, TV point.

Landing

Airing cupboard with hot water tank, storage cupboard, obscured window, access to loft space.

Bedroom One 11'8" x 8'3" (3.57 x 2.54)

Radiator, window.

Bedroom Two 11'8" x 8'4" (3.58 x 2.55)

Measurements not to include built in wardrobes with hanging rail, radiator, window.

Bathroom / W/C

Low level w/c, wash hand basin, panel enclosed bath with mixer tap.

Front Garden

shrubs, path to front door

Rear Garden

Laid to decking, sitting areas, side access.

Gym/Storage 15'8" x 5'7" (4.79 x 1.71)

A wooden construction which is currently used as a gym.

Driveway

with Off road parking for two cars.



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

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Floorplan



Total area: approx. 68.7 sq. metres (739.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(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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