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## Description

We are delighted to offer this Semi Detached House situated in a small close in South Goring-by-Sea with its excellent access to local amenities, schools, mainline train station and bus routes and the sea being just under a mile away. The accommodation in brief comprises of entrance porch and hallway, cloakroom/w.c, living and dining room, conservatory and fitted kitchen. There are three good size bedrooms with two having fitted furniture and a modern bathroom/w.c. Outside there are front gardens, easily maintained west facing rear garden and a garage in a compound behind the property. Internal viewing is essential to fully appreciate the location and property

## Key Features

- Semi Detached House
- Three Bedrooms
- Freehold
- Council Tax Band - D
- Cloakroom/w.c
- South Goring
- No Chain
- EPC Rating - D
- Garage
- Viewing Essential





**Entrance Porch**

double glazed front door and side windows to

**Entrance Hall**

radiator, under stairs storage cupboard, further storage cupboard housing the gas and electric meters and electric circuit breaker fuse box

**Cloakroom/w.c**

with low level w.c, wash hand basin, part tiled walls and obscured double glazed window

**Living Room**

**4.14 x 3.28 (13'6" x 10'9")**  
double glazed window, two wall light points and radiator, archway to

**Dining Room**

**3.46 x 2.69 (11'4" x 8'9")**  
radiator, door to kitchen and double glazed sliding doors to

**Conservatory/Sun Room**

**2.93 x 2.85 (9'7" x 9'4")**  
double glazed windows and doors overlooking and onto the rear garden

**Kitchen**

**3.44 x 2.67 (11'3" x 8'9")**  
measurements to include fitted units with single bowl sink unit with range of units and drawers under and over the worktop surfaces. part tiled walls, plumbing and space for washing machine and fridge freezer, built in oven, hob and extractor fan, double glazed window and door to the side giving side access

**First Floor Landing**

with stairs from entrance hall, access to loft space with pull down loft ladder, obscured double glazed window, airing cupboard with wall mounted gas fired central heating boiler

**Bedroom One**

**4.15 x 3.28 (13'7" x 10'9")**  
measurements include the fitted furniture which comprise of wardrobes, chest of drawers, radiator, double glazed window

**Bedroom Two**

**3.48 x 3.05 (11'5" x 10'0")**  
measurements include the fitted furniture which comprise of wardrobes, chest of drawers, radiator, double glazed window

**Bedroom Three**

**3.18m x 2.11m (10'5" x 6'11")**  
maximum measurements to include the bulkhead from the stairs, double glazed window and radiator

**Modern Bathroom/w.c**

with white suite and comprising of bath with fitted shower and screen, low level w.c and wash hand basin with fitted cupboards for storage, part tiled walls, heated towel rail obscured double glazed window

**Outside**

**Front Garden**

flower and shrub border and shingle borders, pathway to front door and gated access down the side of the house to

**West Facing Rear Garden**

laid to artificial lawn, paved patio, garden shed, flower and shrub borders, rear access gate to the garage compound

**Garage**

with up and over door

