



Price
£585,000
Freehold

The Boulevard, Worthing

- Extended Detached House • Four Bedrooms
- Three Reception Rooms
- Attractive Rear Garden
- Office/Study
- Freehold
- Two Bath/shower rooms
- Garage and Car Port
- Council Tax - E
- EPC Rating - D

A spacious and extended detached family home ideally situated in this favoured Worthing location close to local shops, schools, parks, bus routes and mainline station nearby. Accommodation offers entrance hall, kitchen, three reception rooms, utility room and separate w/c. Four bedrooms with the main bedroom benefitting from an en-suite. Other benefits include a large rear garden, garage and off road parking for multiple cars.

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Accommodation

Entrance Hall

Front door, two radiators, thermostat, under stairs cupboard.

Living Room 18'5" x 15'6" (5.62 x 4.73)

Double patio doors leading to rear garden, feature fireplace with hardwood surround.

Sitting/Dining Room 11'10" x 9'9" (3.61 x 2.99)

Double doors to lounge.

Kitchen 9'8 x 9'2 (2.95m x 2.79m)

Range of modern units, one and half bowl sink unit with mixer tap inset to worktop, space for washing machine, space for dishwasher, built in Bosch electric oven with four ring hob, built in fridge freezer, part tiled with tiled flooring, double glazed door leading to;

Dining Room 15'6 x 12'6 (4.72m x 3.81m)

Double glazed double aspect, radiator.

Utility Room 8'4 x 4'2 (2.54m x 1.27m)

Power and lighting.

Store Room 12'3" x 4'7" (3.75 x 1.42)

Cloakroom/w.c

Pedestal wash hand basin, low level w/c with dual flush, sink unit with tap, double glazed window.

Further Utility Room 6'10" x 4'7" (2.09 x 1.41)

Stainless steel sink unit with mixer tap, radiator, space for tumble dryer, double glazed door to side of the property, wall mounted cupboard.

Office / Study 9'10" x 6'10" (3.01 x 2.10)

Double glazed window, radiator.

Stairs to first floor;

Landing

Radiator.

Bedroom One 16'2" x 13'1" (4.93 x 4.00)

Feature double aspect double glazed window, radiator, built in wardrobes and cupboards.

En-Suite Shower Room/w.c

Modern tiled, low level flush w/c, pedestal wash hand basin, double glazed window.

Bedroom Two 11'5" x 9'5" (3.49 x 2.89)

Double glazed window, built in wardrobes and drawers, radiator.

Bedroom Three 9'10" x 7'8" (3.02 x 2.36)

Double glazed window, radiator.

Bedroom Four 9'11" x 8'1" (3.04 x 2.48)

Double glazed window, radiator.

Family Bathroom/w.c

with panelled bath, low level w.c, tiled walls, wash hand basin, two obscured double glazed windows

Rear Garden

Mature garden with flower and shrub borders, beautiful magnolia tree, patio paved area ideal for entertaining, summer house and shed.

Garage

Up and over door, power and lighting, fuse board.

Driveway

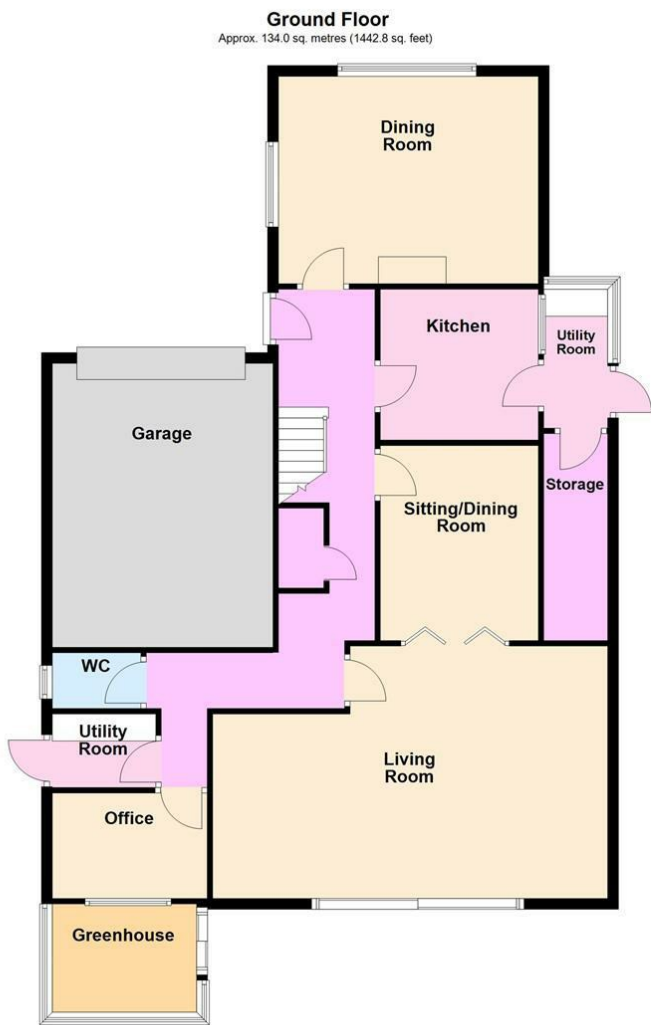
Providing off road parking for multiple cars.



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

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Total area: approx. 206.0 sq. metres (2217.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

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