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## Description

We are delighted to offer this Semi Detached House which requires complete modernisation throughout. It is situated in a walk way in a quiet close in Goring-by-sea with good access to shops, schools and both bus and train routes. It has a double aspect living room, kitchen, two double bedrooms and a good size rear garden. There is also a benefit of a garage in a compound and being sold with no chain.



## Key Features

- Semi Detached House
- Vacant Possession
- Garage
- Council Tax Band - C
- Two Double Bedrooms
- Modernisation Required
- EPC Rating - F
- Freehold





**Entrance Hall**

double storage cupboard and cupboard under stairs housing the gas and electric meters

**Living Room**

**4.33 x 3.5 (14'2" x 11'5")**

maximum measurements with double glazed window and double glazed sliding doors

**Kitchen**

**4.34 x 2.24 (14'2" x 7'4")**

measurements are to include the fitted cupboards, sink unit, work top surfaces with cupboards and drawers, double glazed window and door to the rear garden

**First Floor Landing**

access to loft space

**Bedroom One**

**4.36 x 2.78 (14'3" x 9'1")**

measurements are not include the cupboard which houses the hot water tank, two double glazed windows giving a double aspect



**Bedroom Two**

**4.35 x 2.29 (14'3" x 7'6")**

measurements to include fitted cupboards and two double glazed windows

**Bathroom/w.c**

panelled bath, wash hand basin, low level w.c, part tiled walls, obscured double glazed window, heated towel rail

**Front Garden**

laid to lawn, pathway to front door

**Rear Garden**

laid to lawn, rear access gate to the garage compound and enclosed by panel fencing

**Garage in Compound**

which has an up and over door and the vehicle access is gained via The Pallant

