



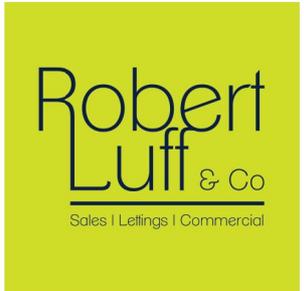
## Maybridge Square, Worthing

Asking Price  
**£325,000**  
Freehold

- End Of Terrace House
- Three Bedrooms
- South Facing Rear Garden
- Modern Kitchen
- Lounge/Dining Room
- No Onward Chain
- EPC Rating - C
- Council Tax Band - B
- Off Road Parking
- Freehold

We are pleased to present this spacious, three bedroom, end of terrace house located in Goring. The property offers good living space with generous bedroom sizes, a modern finish throughout. The property has the added benefit of a south-facing rear garden and outbuilding. Accommodation in brief includes three double bedrooms, and bathroom with bath and separate shower. Downstairs there is a large lounge/diner, with patio doors to the south facing rear garden. Modern fitted kitchen with built in Indesit oven, Hotpoint extractor fan, and pantry. The property is located close to local schools, shops and transport links too. A short walk to Goring-by-sea train station. Internal veing is advised. There are two off road parking spaces with a private driveway. The south facing rear garden also has a decking area. There are also three brick built sheds, accessed via the side of the property for storage. Please call to book your viewing.

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## Accommodation

### Entrance Hall

Lounge/Dining Room 21'6 x 12'3 (6.40m1.83m x 3.66m0.91m)

Two radiators. Feature fireplace. Double patio doors to rear garden.

Kitchen 11'7 x 8'2 (3.35m2.13m x 2.44m0.61m)

Bedroom One 13'6 x 11'2 (3.96m1.83m x 3.35m0.61m)

Bedroom Two 13'6 x 10'1 (3.96m1.83m x 3.05m0.30m)

Bathroom 6'7 x 5'8 (1.83m2.13m x 1.52m2.44m)

### Front Garden

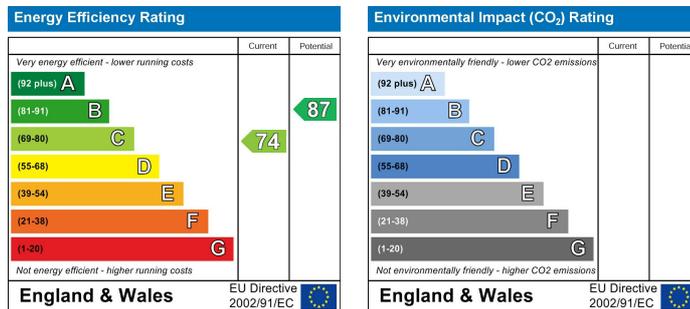
Laid to lawn, with two off road parking spaces on the driveway.

### Rear Garden

South facing, mainly laid to lawn, side access with brick built storage sheds.

Storage Sheds 16'4 x 4'4 (4.88m1.22m x 1.22m1.22m)

Three adjoined brick built storage sheds - accessed via the side of the property.



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.