



1



4



2



E



Description

An Extended Detached House being situated in the sought after location of Goring-by-Sea and is just over 0.25 miles to the beach and seafront. There are many other excellent local amenities including schools, comprehensive shops, cafe's, restaurants, mainline train stations and local bus routes. From the seafront there are lovely walks east to Worthing and West to Ferring and East Preston. The property has spacious accommodation and in brief comprises of entrance hall, cloakroom/w.c, south facing living room, kitchen/dining room, Ground floor Bedroom Four/Reception room Two. On the first floor are three bedrooms, en-suite shower room/w.c to main bedroom and family bathroom/w.c. Outside is the front garden and a driveway leading to the garage which has been converted to a storage area to front and the rear part to an area ideal and potential for an office. The property also has the benefit of being sold with no forward chain. Internal Viewing is essential for this property to be fully appreciated

Key Features

- Extended Detached House
- Four Bedrooms
- South Goring Location
- Council Tax Band D
- Claokroom/w.c
- No Chain
- Freehold
- EPC Energy Rating E
- En-Suite Shower/w.c
- Viewing Essential





Entrance Hall

accessed via a covered entrance porch and double glazed front door into Hall. radiator, obscured double glazed window, wall mounted control for heating, door to

Cloakroom/w.c

low level w.c, wash hand basin, radiator,, smooth ceiling, obscured double glazed window

Living Room

5.18 x 3.4 (16'11" x 11'1")
large double glazed window, fireplace, radiator, tv point, smooth and coved ceiling

Ground floor Bedroom Four/ Second Reception Room

3.78 x 2.92 (12'4" x 9'6")
with 2 built in cupboards, radiator, double glazed sliding door leading out into the garden

Kitchen/ Dining Room

5.22 x 6.24 x 3.64 (17'1" x 20'5" x 11'11")

Measurements to include Modern fitted kitchen units with integrated appliances that include, dishwasher, washing machine, fridge freezer, five ring gas hob, oven and microwave, stainless steel sink and drainer with mixer tap, matching high gloss dark grey floor to ceiling units with stone effect work tops and matching splash back, tiled flooring, wall mounted gas fired central heating boiler, double glazed windows and double doors giving triple aspect leading out into the garden.

First Floor Landing

stairs from entrance hall, access to loft space, smooth ceiling, obscure double glazed window

Bedroom One

4.55 x 3.43 (14'11" x 11'3")
Measurements are not to include the fitted wardrobes which comprises of shelving and hanging rail, double glazed window, radiator, smooth ceiling

En-Suite Shower Room/w.c

low level w.c, wash hand basin, part tiled walls and flooring, corner shower cubicle, velux window, smooth ceiling with spotlights

Bedroom Two

2.94 x 2.83 (9'7" x 9'3")
double glazed window, radiator and smooth ceiling

Bedroom Three

2.31 x 2.35 (7'6" x 7'8")
double glazed window, radiator and smooth ceiling

Front Garden

laid to lawn, flower and shrub borders, shingle driveway to

Garage

4.81 x 2.34 (15'9" x 7'8")
Which has been converted into two areas. The front storage area is accessed via an electric up and over door, power, door to

Potential Office Area

3.64 x 2.23 (11'11" x 7'3")
which has power and light, double glazed window, wall mounted electric heater and door onto rear garden

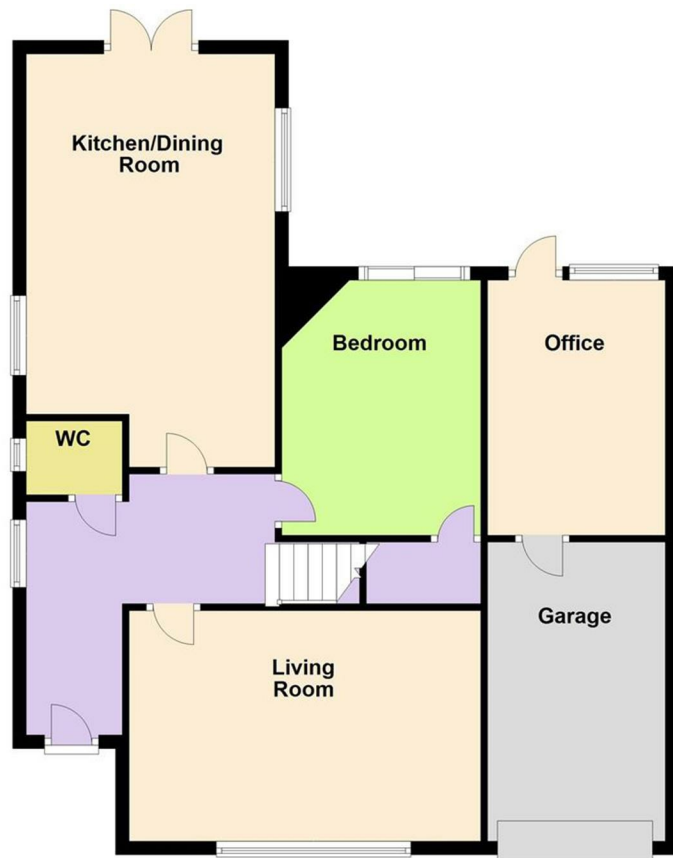
Rear Garden

mainly laid to lawn, patio area, flower and shrub borders, side access, enclosed by fencing and wall

Floor Plan Drummond Road

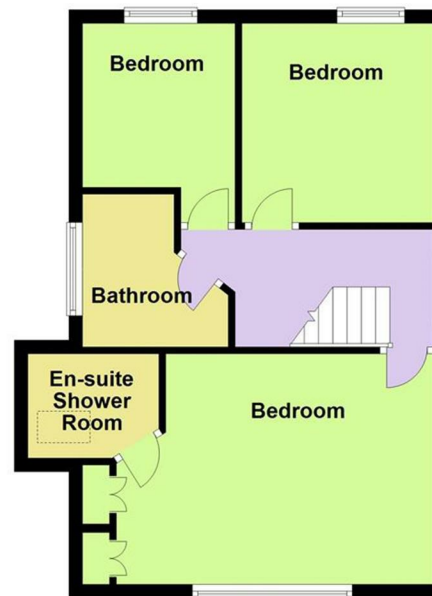
Ground Floor

Approx. 88.1 sq. metres (948.2 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



Total area: approx. 132.3 sq. metres (1424.4 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

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