



37 Frobisher Close

Goring-By-Sea, Worthing, BN12 6EZ

Offers over £450,000

Freehold Council Tax Band D

Situated on a sizeable plot, we are delighted to bring to the market this lovely LINK detached bungalow situated in a convenient cul-de-sac location with a useful cut through to the shops at Strand Parade.

In brief the accommodation comprises UPVC double glazed front door with casement window to spacious entrance hall with two floor to ceiling storage cupboards and access to loft space. The lounge enjoys a pleasing outlook over the rear garden with focal fireplace, and a door giving access to the conservatory.

There are two double bedrooms with the master bedroom enjoying a bay window, and there is a modern kitchen/breakfast room. There is a separate modern fitted shower and separate W/C.

To the front of the property is ample off road parking which in turn leads to garage with up & over door, and the West facing rear garden is a particular feature of the property being well stocked and laid predominantly to lawn with areas of Indian sandstone, patio and summer house and greenhouse.

Other benefits include gas central heating and double glazing.

Situated in Frobisher Close, local shops at Strand Parade are nearby which are conveniently accessed by a twitten. The nearest mainline railway station is Durrington-on-Sea which provides fantastic links to most major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately two mile distance, and in our opinion internal viewing is considered essential to appreciate the overall brightness space and potential of this lovely bungalow.





UPVC double glazed front door

Spacious entrance hall  
14'2 x 8'7 (4.32m x 2.62m)

Lounge/diner  
16'0 x 14'1 (4.88m x 4.29m)

Conservatory  
20'2 x 7'8 (6.15m x 2.34m)

Bay fronted bedroom one  
14'2 x 11'6 (4.32m x 3.51m)

Bedroom two  
10'9 x 11'6 (3.28m x 3.51m)

Modern fitted family shower room  
7'9 x 5'7 (2.36m x 1.70m)

Separate W/C

Ample off road parking

Garage with up & over door

Feature lawned West facing rear garden

Covered area/utility room  
11'7 x 7'8 (3.53m x 2.34m)

## Floor Plan



## Viewing

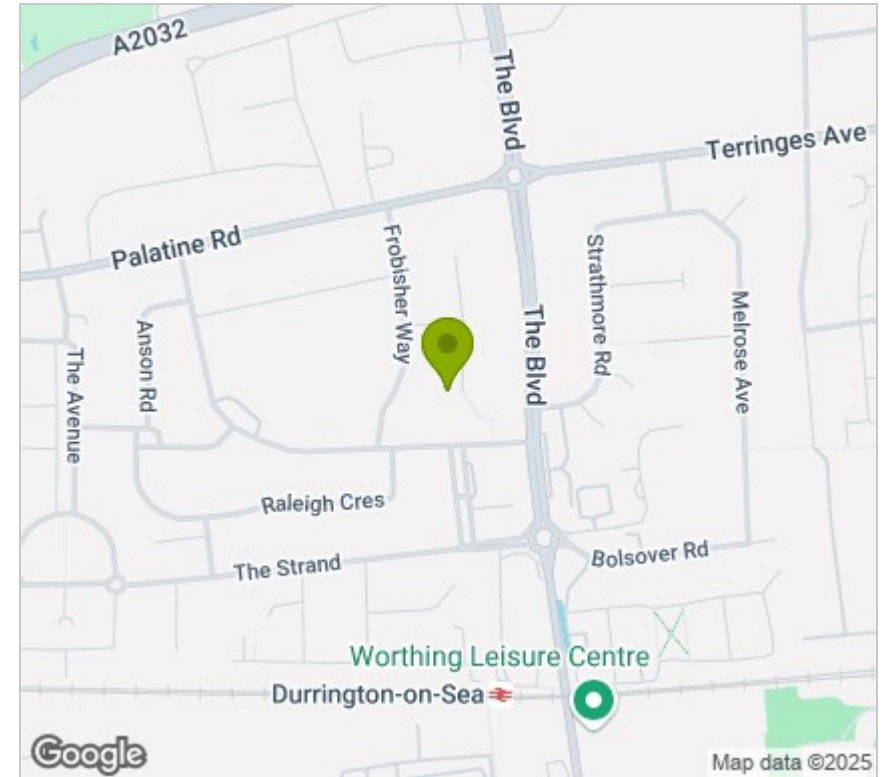
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

