



27 Thakeham Drive, Goring-By-Sea, Worthing, BN12 5BB

Guide price £650,000





# 27 Thakeham Drive

Goring-By-Sea, Worthing, BN12 5BB

- **\*\* Viewing day Saturday 6th December \*\***
- Detached bungalow
- South facing
- Lounge/diner
- Refitted kitchen Three double bedrooms
- Bathroom & separate w/c
- Generous rear garden
- Studio/home office
- Off road parking & garage
- Viewing recommended

**\*\* Viewing day Saturday 6th December \*\*** Call now to book your private viewing time **\*\***

Step into a spacious entrance hall giving access to all rooms. At the front sits a bright south-facing, dual-aspect L-shaped lounge/diner featuring a bay window and newly installed log burner. The refitted 2020 kitchen offers sleek grey units, Quartz worktops, integrated appliances and a stable door to the garden.

To the rear, the master bedroom enjoys garden views from its bay window and includes built-in wardrobes. Bedroom two also has fitted wardrobes and doors opening onto the garden, while bedroom three offers a versatile space ideal as a double bedroom, office or playroom. The modern bathroom includes a corner shower, bath, basin, and w/c. There is also a separate w/c adjacent.

The property enjoys a generous front garden laid to lawn, setting it well back from the road. A side driveway offers ample off-road parking and leads to the garage, which features an up-and-over door and a side access door to the rear garden.

The rear garden begins with a paved patio ideal for outdoor dining and relaxation, with the remainder laid to lawn. A versatile studio with bi-fold doors and laminate flooring sits within the garden suited as a home office or summer house. The bungalow also benefits from owned solar panels on the east and west sides of the roof providing an energy-efficient advantage. There is recently laid flooring throughout and a new combi boiler installed.

Situated in the highly desirable residential area on the Ferring/Goring borders. The property is located in close proximity to Ferring Beach, approximately 1 mile away. The property is well situated for primary and secondary schools and falls within the catchment for Goring-by-Sea CofE Primary School, Durrington High School and Oscar Romero School. Your closest train station is Goring-By-Sea which is approximately 0.5 miles away and local bus stops can be found nearby on Goring Way.





Entrance hall

Lounge/diner 23'3 x 17'5 (7.09m x 5.31m)

Kitchen 10'9 x 9'10 (3.28m x 3.00m)

Bedroom one  
15'2 x 10'11 (max into bay to fitted wardrobes) (4.62m x 3.33m (max into bay to fitted wardrobes))

Bedroom two  
11'10 x 9'11 (max to fitted wardrobes) (3.61m x 3.02m (max to fitted wardrobes))

Bedroom three 10'11 x 8'9 (3.33m x 2.67m)

Bathroom 7'9 x 6'7 (2.36m x 2.01m)

Separate w/c

Studio room 12'0 x 9'0 (3.66m x 2.74m)

Garage 21'10 x 8'3 (6.65m x 2.51m)

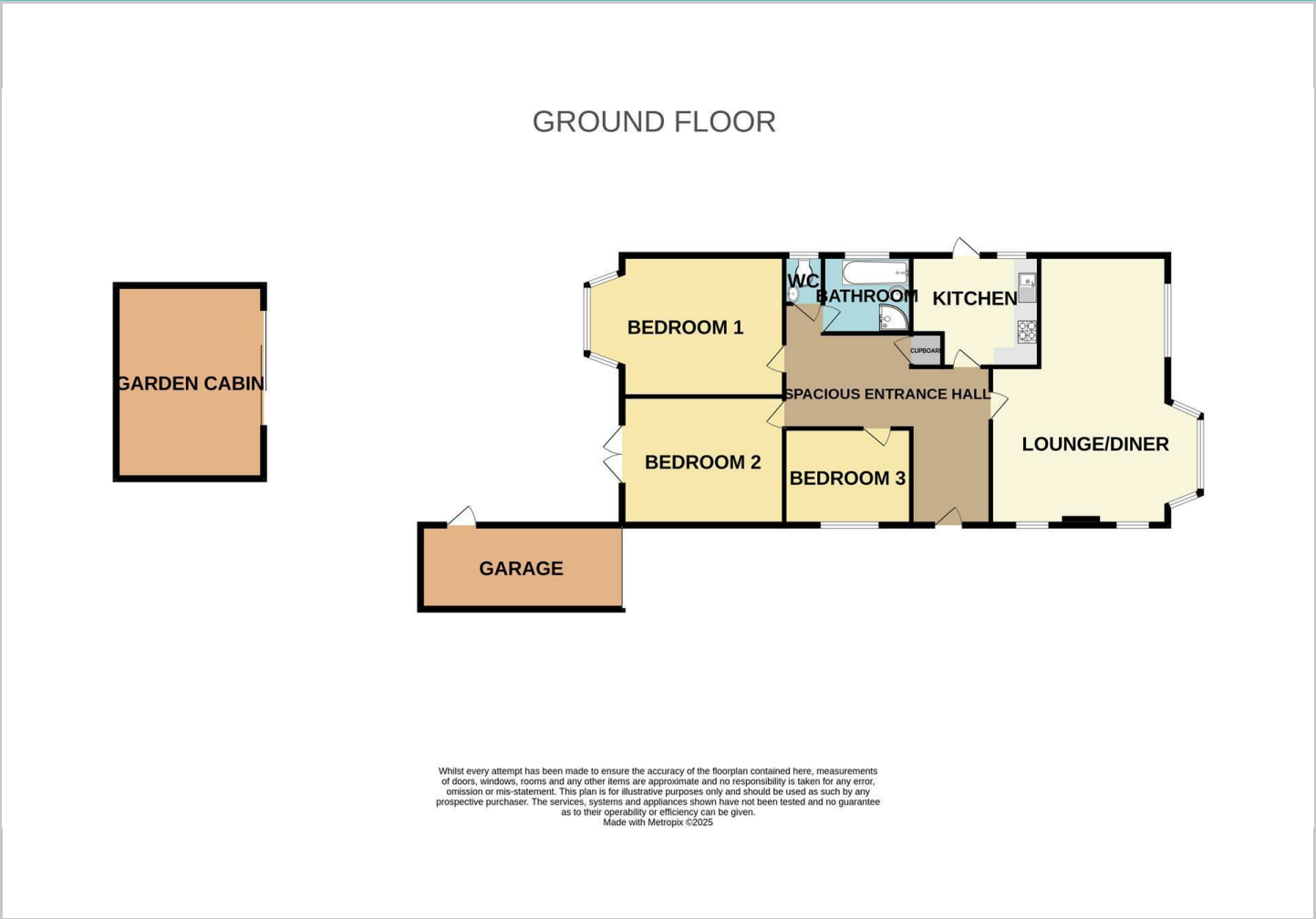








Floor Plans

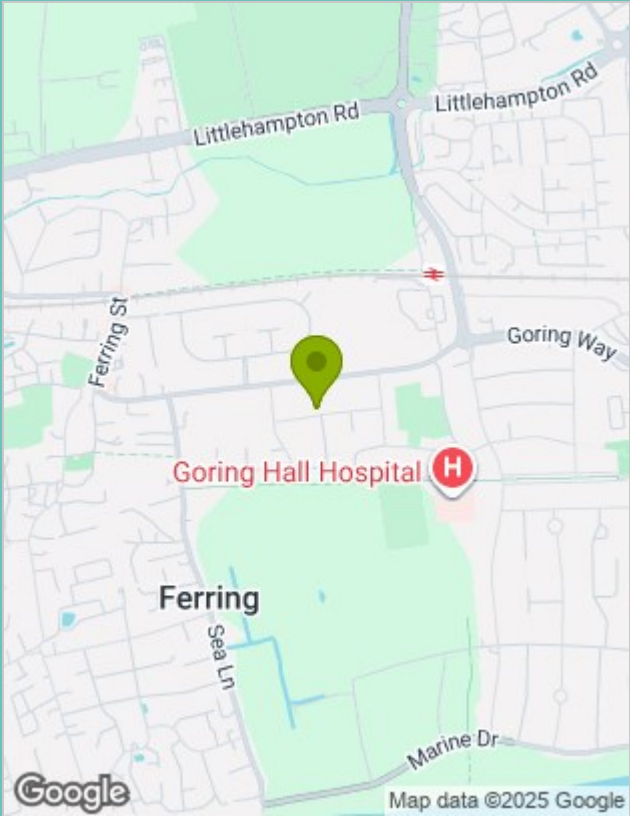


Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

