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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

16 The Strand

, Goring-By-Sea, BN12 6DN

Asking price £525,000

Freehold Council Tax Band D

4 2 1 D

A versatile 3/4 bed detached house offered for sale in excellent order throughout, whilst boasting additional ground floor accommodation which could be suitable as a form of annex accommodation.

In brief the accommodation comprises entrance porch into spacious entrance hall with under stairs storage cupboard, bay fronted lounge with focal log burning stove, and sliding doors into the dining room. Off the dining room is a utility room and inner lobby which gives access to a ground floor bedroom/study and a modern fitted shower room. There is a modern fitted kitchen with range of cupboards and drawers and a pantry style cupboard and a door giving side and rear access.

To the first floor you will find the landing with access to loft space, and three good size bedrooms with bedrooms one and two having built in wardrobes, and there is a modern fitted bathroom with w/c and wash hand basin inset to vanity unit.

Externally the front of the property provides off road parking for several cars, whilst the rear garden has been landscaped with the added benefit of two greenhouses and a timber workshop.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this family home.

Situated close to Durrington-on-Sea mainline railway station, the property is ideally located for commuters. Local shops which cater for everyday needs can be found at Strand parade, whilst Worthing town centre with it's more comprehensive range of bars and restaurants is approximately two miles distance.

Leaded light front door s leading into entrance po

Solid front door into entrance hall
11'3 x 6'5 (3.43m x 1.96m)

Bay fronted lounge
14'10 x 12'0 (4.52m x 3.66m)

Dining room
13'6 x 11'0 (4.11m x 3.35m)

Utility room
8'0 x 6'3 (2.44m x 1.91m)

Inner hallway with sliding door to ensuite shower
7'3 x 4'5 (2.21m x 1.35m)

Study/ground floor bedroom
12'7 x 6'11 (3.84m x 2.11m)

Modern fitted kitchen
13'5 x 8'0 (4.09m x 2.44m)

Stairs to first floor landing with access to loft

Bedroom one
14'7 x 12'0 (4.45m x 3.66m)

Bedroom two
13'1 x 11'4 (3.99m x 3.45m)

Bedroom three
7'7 x 9'10 (2.31m x 3.00m)

Luxury fitted bathroom
8'6 x 7'11 (2.59m x 2.41m)

Feature landscaped garden

Timber workshop
15'1 x 16'0 (4.60m x 4.88m)

Off road parking

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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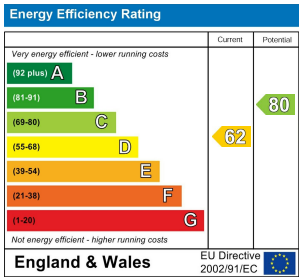
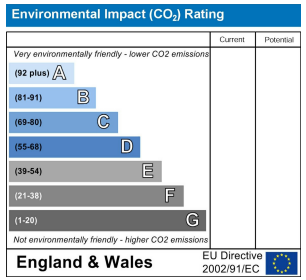
Area Map

Energy Efficiency Graph





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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