



## 9 Frobisher Close

Goring-By-Sea, Worthing, BN12 6EY

Offers over £400,000

Freehold Council Tax Band D

Situated in this quiet cul-de-sac with a convenient twitten giving access to the local shops is this CHAIN FREE detached bungalow.

In brief the accommodation comprises UPVC double glazed front door into spacious entrance hall with two good size storage cupboards and access to loft space via pull down ladder. There is a nice size lounge/diner with pleasing outlook over rear garden, two double bedrooms, wet room, modern fitted kitchen with a door giving access to a lean-to.

The rear garden is a particular feature of the property being laid predominantly to lawn with areas of patio and hardstanding, and small fish pond. There is also a garage with up & over door and personal door to garden.

Other benefits include double glazing and gas central heating. In our opinion internal viewing is considered essential to appreciate the overall potential of this lovely bungalow.

Situated in Frobisher Close the property is ideally located for Durrington-on-Sea mainline railway station which gives great links to most major towns and cities. Buses also serve the area. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, bars and restaurants is approximately three miles distance.

Double glazed front door

Spacious entrance hall  
13'11 x 8'7 (4.24m x 2.62m)





Double aspect lounge/diner  
15'6 x 13'9 (4.72m x 4.19m)

Modern fitted kitchen  
14'0 x 9'2 (4.27m x 2.79m)

Lean to  
8'2 x 6'9 (2.49m x 2.06m)

Bedroom one  
13'6 x 11'7 (4.11m x 3.53m)

Bedroom two  
9'11 x 11'7 (3.02m x 3.53m)

Wet room & W.C.  
8'4 x 7'6 (2.54m x 2.29m)

Front garden

Off road parking

Garage

West facing rear garden



## Floor Plan



## Viewing

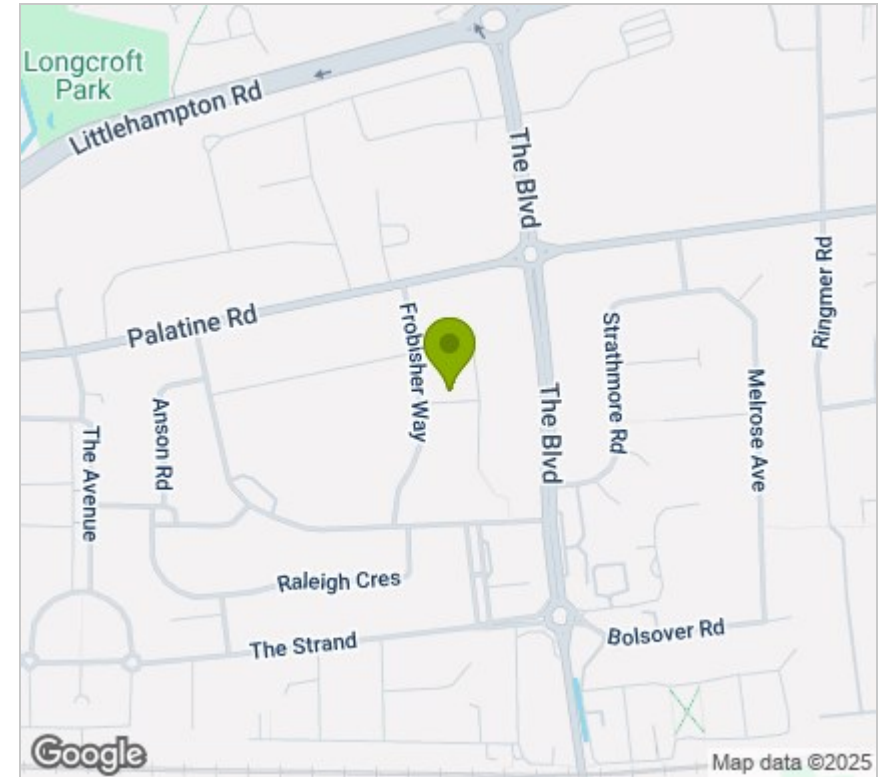
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

