



4 Eastergate Close

Goring-By-Sea, Worthing, BN12 5DH

Guide price £500,000

Freehold Council Tax Band D

*** CHAIN FREE ***

Situated on the highly sought-after Goring by Sea and Ferring border, this superb detached bungalow offers beautifully presented accommodation, a lovely west-facing rear garden and the convenience of being within easy reach of both St Oscar Romero Catholic School and Ferring Church of England Primary School.

From the moment you arrive, the property has an attractive and welcoming feel, with a mature Magnolia tree and well-maintained gardens creating a lovely approach. Inside, the accommodation is bright, spacious and exceptionally well presented, with a generous triple-aspect lounge and dining room providing an excellent space for both relaxing and entertaining. There is a feature stone fireplace, plenty of natural light and doors opening directly onto the rear garden.

The beautifully fitted kitchen breakfast room is both stylish and practical, with an excellent range of units and integrated appliances, while the two bedrooms are both well proportioned. The principal bedroom benefits from a good range of fitted wardrobes, and the second bedroom provides an ideal guest room, study or additional living space.

The bathroom has been finished to an excellent standard and is a real feature of the home, with a freestanding bath, large walk-in shower, vanity unit and heated towel rail, creating a luxurious and relaxing space.

Outside, the west-facing rear garden is particularly appealing, with a large patio and decking area providing the perfect setting for enjoying the afternoon and evening sun. The garden is mainly laid to lawn and benefits from side access on both sides, as well as direct access to the brick-built garage. To the front, the lawned garden is enclosed by hedging and complemented by a wonderful mature Magnolia tree.

With its detached bungalow design, excellent presentation, generous living accommodation, superb kitchen and bathroom, attractive gardens and garage, this is a property that really needs to be seen to be appreciated.





Entrance hall
16'2 x 5'4 (4.93m x 1.63m)

Open plan lounge/diner
15'9 x 12'6 and 15'0 x 11'11
(4.80m x 3.81m and 4.57m x 3.63m)

Luxury fitted kitchen/breakfast room
14'0 x 11'5 (4.27m x 3.48m)

Modern fitted bath & shower room
7'6 x 8'5 (2.29m x 2.57m)

Bedroom one
16'2 x 12'4 (4.93m x 3.76m)

Bedroom two
10'4 x 11'2 (3.15m x 3.40m)

Feature rear garden

Off road parking

Corner plot

Garage



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

