



15 Drummond Road, Goring-By-Sea, Worthing, BN12 4DX

Guide price £650,000



# 15 Drummond Road

Goring-By-Sea, Worthing, BN12 4DX

- Spacious detached family home
- Ground floor study
- Feature L-shaped kitchen/breakfast room
- No onward chain
- Call now to view
- Favoured South Goring
- Two receptions rooms
- Landscaped rear garden
- Viewing recommended

A beautifully presented and well extended, versatile, detached family home, situated in one of Worthing's premier roads. CHAIN FREE.

In brief, the accommodation comprises double aspect entrance hall with double glazed front door opening onto the South facing lounge. There is a separate dining room with door to study and integral access to the large garage. There is an L-shaped modern fitted kitchen/diner with feature bi-fold doors opening onto the rear garden, and additional French doors opening onto the garden. There is a range of integrated appliances, including oven, hob, and drinks chiller.

To the first floor are three double bedrooms, with the master bedroom boasting an en-suite shower room, and a family bathroom complementing the other two bedrooms.

Externally the front garden is laid to lawn. There is a driveway for two vehicles, and a footpath. The rear garden is a particular feature of the property, being laid predominantly to lawn with areas of patio and timber decking, and with a profusion of tree and shrub lined borders.

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 beautiful home.

Situated in Drummond Road local shops can be found nearby at Goring Road. The beach is just a short walk away. Regular buses serve the area, and the nearest mainline railway station is Durrington-on-Sea, giving great links to most major towns and cities.

Please contact the vendor's sole agents to arrange your private viewing tour.



Double glazed front door with glazed insert

Spacious entrance hall

12'1 narrowing to 5'8 x 9'9 narrowing to 4'3 (3.68m  
narrowing to 1.73m x 2.97m narrowing to 1.30)

Sitting room 16'8 x 10'11 (5.08m x 3.33m)

Dining room 13'0 x 11'5 (3.96m x 3.48m)

Luxury refitted kitchen/diner

28'9 narrowing to 10'0 x 18'10 narrowing to 7'6 (8.76m  
narrowing to 3.05m x 5.74m narrowing to 2.29)

Study 10'11 x 6'8 (3.33m x 2.03m)

Stairs to first floor landing with access to loft

Bedroom one 17'2 x 11'3 (5.23m x 3.43m)

En-suite shower room 4'5 x 4'11 (1.35m x 1.50m)

Bedroom two (double aspect) 10'3 x 10'5 (3.12m x 3.18m)

Bedroom three 11'0 x 10'2 (3.35m x 3.10m)

Family bathroom 6'3 x 6'6 (1.91m x 1.98m)

Integral door to garage with electric door

16'9 x 7'3 (5.11m x 2.21m)

Off road parking

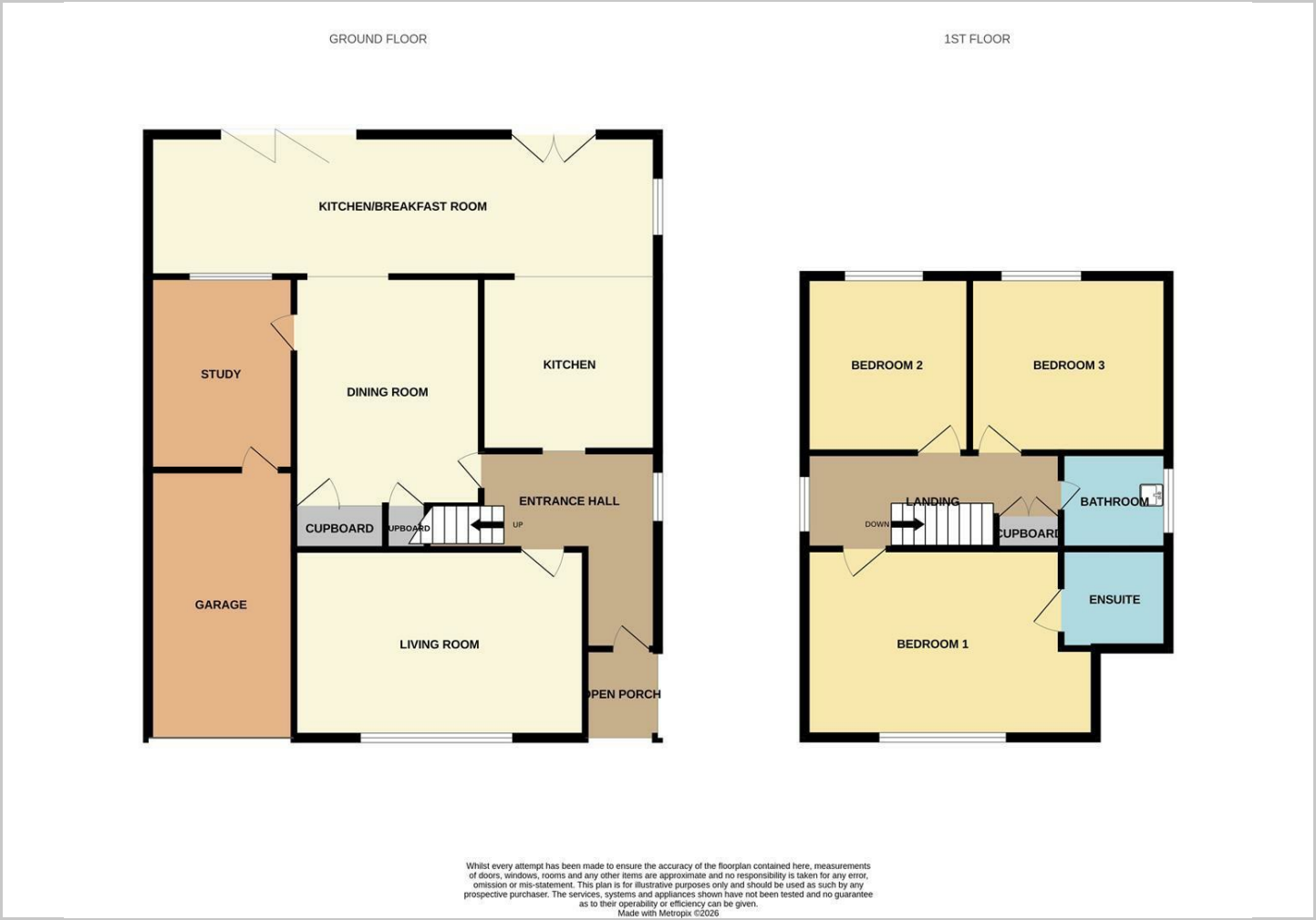
Front garden

Rear garden

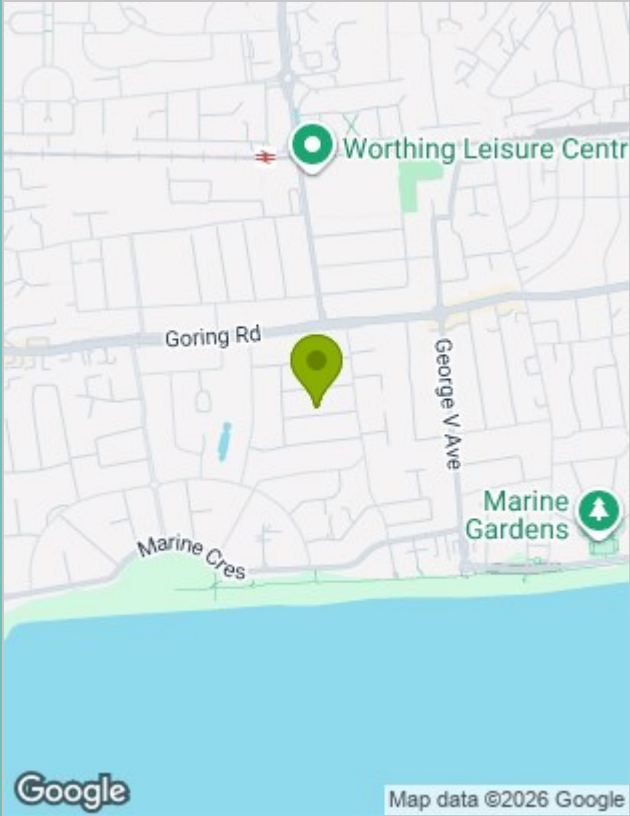




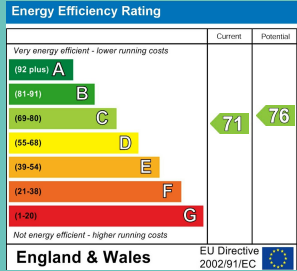
Floor Plans



Location Map



Energy Performance Graph



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.