



21 Patching Close

Goring-By-Sea, Worthing, BN12 6AU

Guide price £400,000

Freehold Council Tax Band C

A beautifully refurbished and well extended three bedroom semi-detached house in a quiet cul-de-sac location.

In brief the accommodation comprises composite front door into spacious entrance hall with fitted boot cupboard, double aspect lounge with a focal log burning stove, a superb extended L-shaped kitchen/diner with range of integrated appliances and a electronically controlled Velux window. There is a ground floor W/C and a utility room with space and plumbing for appliances.

The first floor landing provides access to the loft space. There are three good sized bedrooms with bedroom One having a range of high gloss fitted wardrobes, and bedroom three being kitted out as a home office. The family bathroom is a particular feature of the property with wash hand basin and W/C inset to vanity unit.

Externally, there is off parking to the front of the property. The garage has been sub-divided into two sections, creating an ideal home office, whilst the front is arranged to provide storage. The rear garden has been arranged to patio and artificial lawn for ease of maintenance with a gate giving rear access. You could also park another vehicle in front of the garage. Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Situated in Patching close, the property is ideally located close to Goring-by-Sea mainline railway station, which gives great links to most major towns and cities. Buses also serve the area. Please contact the vendors sole agents to arrange your private viewing tour.





Composite double glazed front door into entrance p
5'10 x 4'10 (1.78m x 1.47m)

Feature double aspect lounge
14'4 x 14'8 (4.37m x 4.47m)

Luxury extended kitchen/diner
20'8 x 8'8 opening to 13'3 (6.30m x 2.64m opening to 4.04m)

Utility room
7'11 x 4'1 (2.41m x 1.24m)

Ground floor w/c

Stairs to first floor landing with access to loft

Bedroom one with range of fitted wardrobes
13'5 x 8'2 (4.09m x 2.49m)

Bedroom two
8'1 x 8'10 (2.46m x 2.69m)

Bedroom three
10'6 x 5'9 (3.20m x 1.75m)

Luxury fitted family bathroom
5'9 x 5'11 (1.75m x 1.80m)

Off road parking

Converted garage
11'3 x 8'2 (3.43m x 2.49m)

Front section of garage (storage)

Additional off road parking in front of garage

Gate giving rear access



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

