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22 Kithurst Crescent

Goring-By-Sea, Worthing, BN12 6AJ

Offers in excess of £325,000

Freehold Council Tax Band C



Offered for sale CHAIN FREE a superb starter home situated on the favoured Boxgrove estate.

In brief the accommodation comprises enclosed entrance porch, double aspect lounge, fitted double aspect kitchen, ground floor bathroom and THREE good bedrooms.

Externally, to the rear there is a SUPERB lawned rear garden offering potential to extend (subject to the necessary planning consents).

To the front there is a driveway providing off road parking which leads up to a good size GARAGE.

Other benefits include gas central heating and double glazing.

In our opinion internal viewing is considered essential to appreciate how beautifully presented this ideal starter home is.

Situated in Kithurst Crescent local shops can be found nearby at Limbrick Lane. The nearest mainline railway station is Goring-by-Sea which offers great links to most major towns and cities, and buses also serve the area.

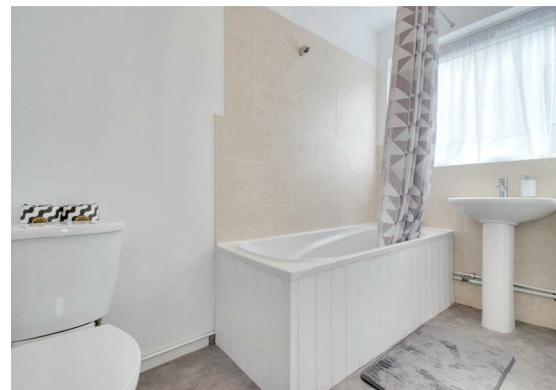
Enclosed entrance porch  
5'11 x 3'4 (1.80m x 1.02m)

Entrance hall with large storage cupboard

Double aspect lounge/diner  
18'2 x 9'8 (5.54m x 2.95m)

Fitted kitchen  
9'7 x 6'1 (2.92m x 1.85m)





Ground floor modern bathroom  
9'0 x 4'9 (2.74m x 1.45m)

Stairs to first floor landing

Bedroom one  
9'8 x 11'7 (2.95m x 3.53m)

Bedroom two  
11'7 x 9'4 (3.53m x 2.84m)

Bedroom three  
6'4 x 6'4 (1.93m x 1.93m)

Front garden

Driveway

Garage

Feature rear garden



## Floor Plan



## Viewing

Please contact our James & James Estate Agents 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.

## Area Map



## Energy Efficiency Graph

