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ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

27 Poling Close

Goring-By-Sea, Worthing, BN12 6BA

Offers over £400,000

Freehold Council Tax Band C

2 | 1 | 1 | C

A superbly presented CHAIN FREE two double bedroom bungalow, offering stylish and versatile open-plan living, ideal for families, downsizers or home working.

The property has been thoughtfully refurbished and extended to a high standard, featuring a bright and spacious open-plan kitchen/living/dining room with skylight and bi-fold doors opening onto a private westerly-facing rear garden.

The contemporary kitchen is fully fitted with integrated appliances, central island and ample dining space. There are two well-proportioned double bedrooms, with the principal benefitting from built-in wardrobes, and a modern refitted family bathroom.

Externally, the landscaped rear garden offers a patio area for entertaining, lawn, mature borders and a garden room – perfect for working from home or relaxing. To the front, a large driveway provides off-road parking for multiple vehicles alongside a garage.

Situated in a highly sought-after location close to Goring Road shops, local amenities and the seafront, with excellent transport links and well-regarded schools nearby.

Entrance hall

Kitchen/living/dining room
27'8 x 20'11 (8.43m x 6.38m)

Bedroom one
13'9 x 10'11 (4.19m x 3.33m)

Bedroom two
11'5 x 10'4 (3.48m x 3.15m)

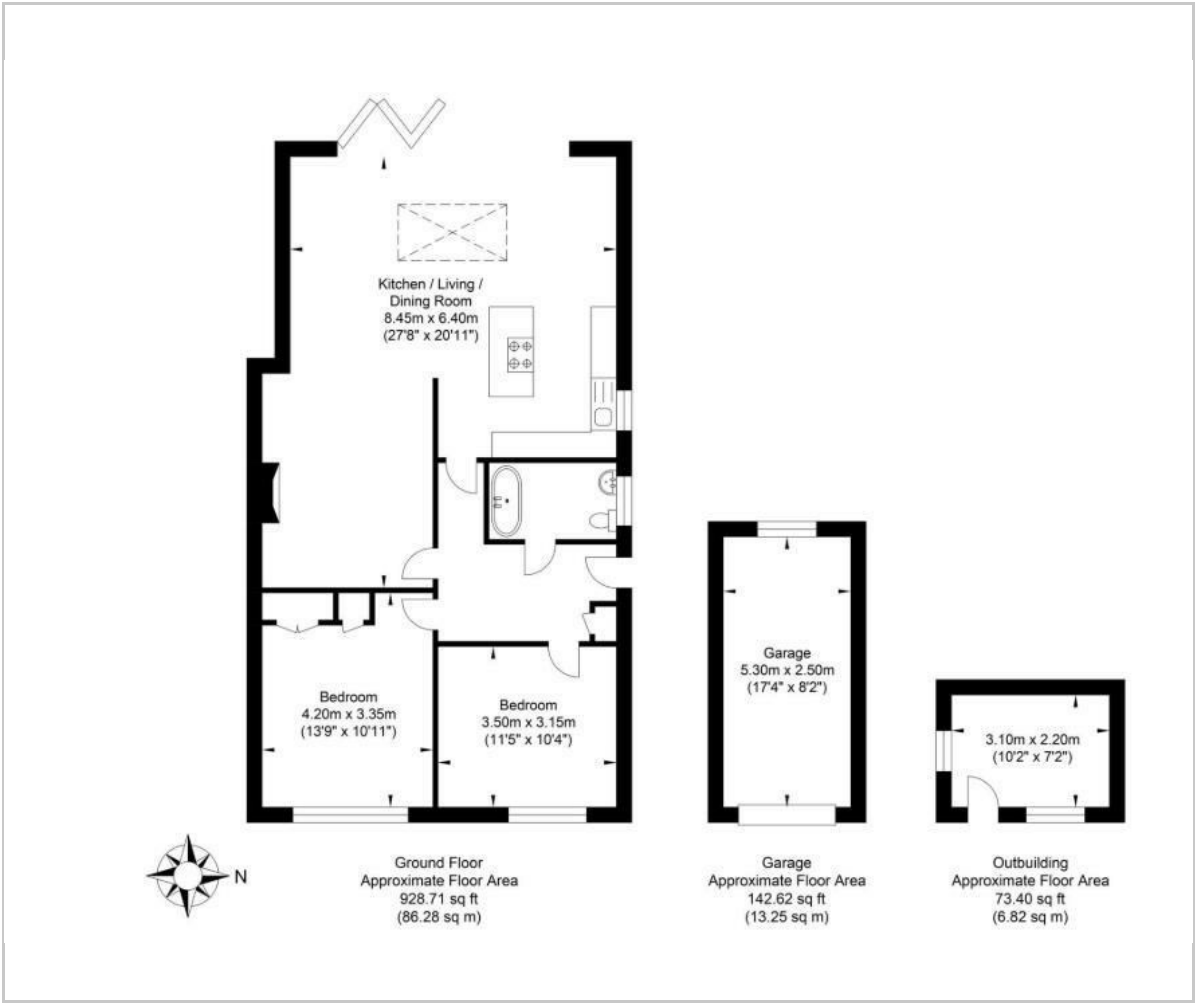
Bathroom

Garage
11'4 x 8'2 (3.45m x 2.49m)

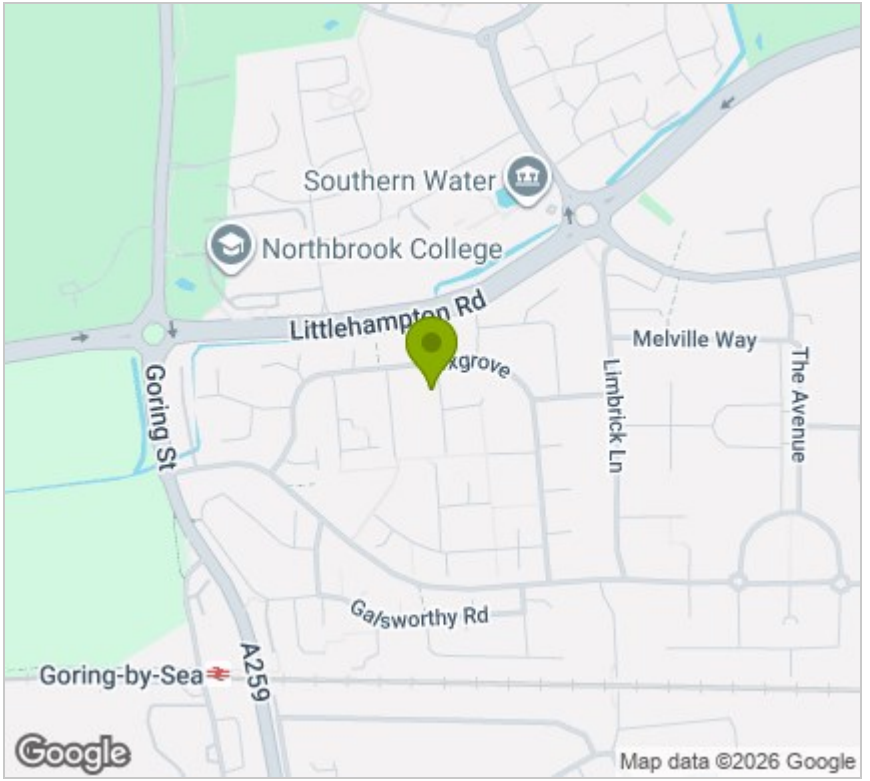
Out building
10'2 x 7'2 (3.10m x 2.18m)

Ample Off Road Parking

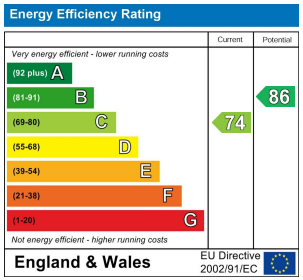
Floor Plan

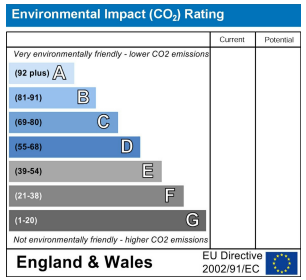


Area Map



Energy Efficiency Graph





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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