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# 5 Wadhurst Drive

Goring-By-Sea, Worthing, BN12 4XA

Asking price £650,000

Freehold Council Tax Band E

3 1 1 D

James & James Estate Agents are delighted to bring to the market this superbly presented two / three bedroom link detached bungalow and is offered for sale with no onward chain and in excellent condition throughout.

In brief the accommodation comprises spacious entrance hall with large storage cupboards, beautiful bay fronted lounge with focal fireplace, three bedrooms with bedrooms one and two having fitted wardrobes, and bedroom three opening onto the South facing conservatory.

There's a modern fitted kitchen, utility room and garage. Other benefits include gas central heating and double glazing.

The South facing garden is a particular feature of this property.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful detached bungalow.

Situated on the South side of Wadhust Drive, and boasting a South facing rear garden, the property is ideally located between the Mulberry Parade facilities, Aldsworth Avenue shops, Goring mainline railway station and the beach. Buses also serve the area.

Please contact the sellers sole agents to arrange a private viewing.

## Entrance hall

Living room
19'3 x 11 x 11 (5.87m x 3.35m x 3.35m)

Bedroom one
18'7 x 10'11 (5.66m x 3.33m)

Bedroom two
12'3 x 10'11 (3.73m x 3.33m)

Bedroom three
11'11 x 10'11 (3.63m x 3.33m)

Conservatory
24'0 x 10'11 (7.32m x 3.33m)

Utility room
8'9 x 7'10 (2.67m x 2.39m)

Kitchen
11'10 x 9'7 (3.61m x 2.92m)

Shower room

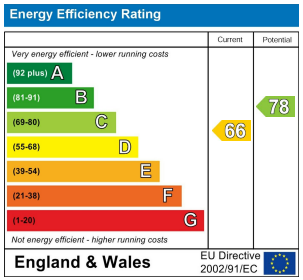
W.C.

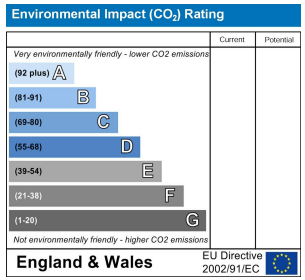
Garage
17'10 x 7'11 (5.44m x 2.41m)

## 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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