



The Strand | Goring-By-Sea | West Sussex | BN12 6DN
Guide Price of £425,000





We are pleased to be able to offer a link detached house to the market. The property benefits from three bedrooms, re-fitted modern kitchen, two reception rooms, family bathroom and separate WC. The property benefits from a good size rear garden, garage, off road parking and no onward chain.



Key Features

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Re-Fitted Modern Kitchen
- Family Bathroom & Separate WC
- Rear Garden
- Garage & Workshop
- Off Road Parking
- Close to Local Shopping Facilities
- Bus Routes Nearby



3 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

Front door leading into porch with door leading into the entrance hall. Doors to all ground floor rooms. Two lounge offers a south facing bay fronted window and fireplace. Dining room is location to the rear of the property with a door leading out to the rear garden. The kitchen has been re fitted with modern grey gloss units, integrated washing machine, integrated fridge/freezer, built in oven with slide and hide door, electric hob, sink, drainer, breakfast bar with space for two stools, door leading to understairs larder cupboard and door leading out to the side. On the first floor there are three bedrooms with bedroom one and two offer built in storage. The bathroom comprises of bath, wash hand basin and airing cupboard. The WC is located just next to the bathroom.

EXTERNAL

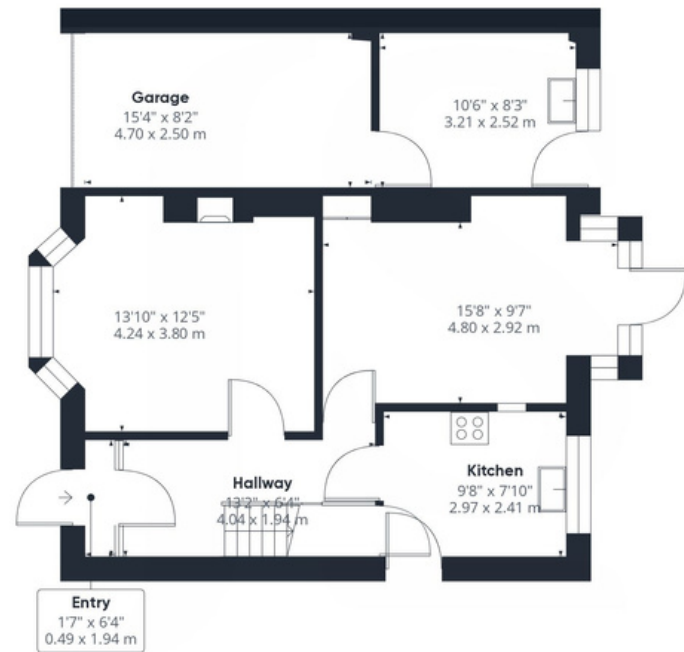
To the front of the property there is off road parking leading to the garage, section of the lawn laid to lawn, mature shrubbery and timber gate leading to the rear. The rear garden has been laid to lawn with mature trees and shrubs, timber shed, greenhouse, door leading to the garage & workshop.

LOCATION

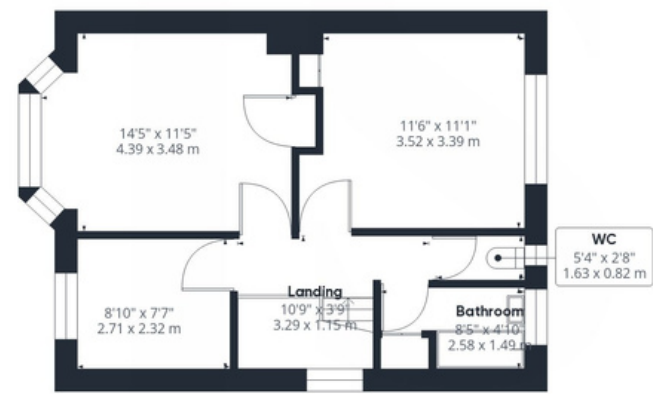
Durrington-on-Sea train station is approx 500 yards away and bus routes run along adjoining The Strand. The Strand shops consists of a Co-op store, a pharmacy, butchers and greengrocers and Field Place & Worthing Leisure Centre are within walking distance. Worthing Leisure centre is only a short walk away which can be found on Shaftesbury Avenue. Worthing town centre with its comprehensive shops, theatres and restaurants is approximately 2 miles away.

COUNCIL TAX BAND: D





Floor 0



Floor 1

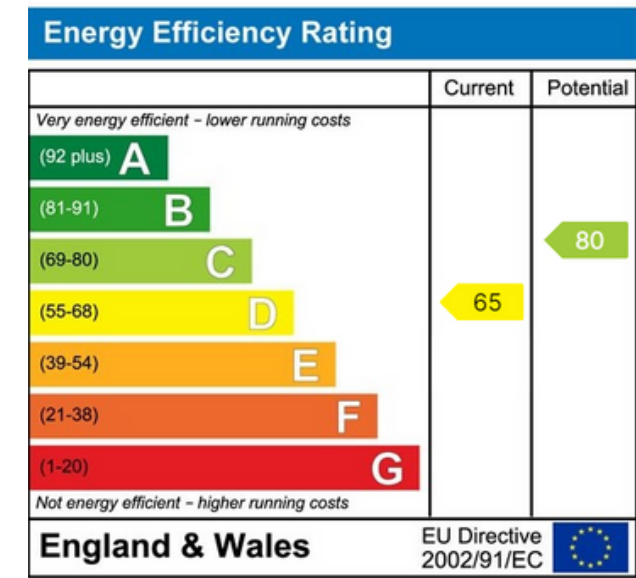


Approximate total area¹⁸
1194.9 ft²
111.01 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC): 96 sqm

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.