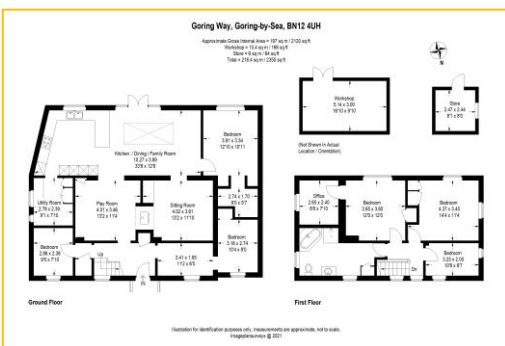




- 6/7 BED DETACHED FAMILY HOME
- 32FT KITCHEN/FAMILY ROOM
- LOUNGE AND DINING ROOM
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- POPULAR SOUTH GORING LOCATION



Goring Way
Worthing BN12 4UH

**Guide Price £625,000
to £650,000**

A significantly extended 6/7 bedroom detached family home situated in the popular residential location of Goring-by-Sea, close to local amenities, bus routes, transportation links, the seafront & Goring first school. The property offers very flexible accommodation over two floors and has been much improved, however, there is further scope to put your own finishing touches to it. Internal viewing is strongly recommended to appreciate it fully.

Entrance Hall

Leaded light double glazed door. Storage cupboard. Double panel radiator.

Inner Hallway 11' 2" x 6' 0" (3.40m x 1.83m)

Leaded light double glazed window to the front. Double panel radiator.

Cloakroom

Low level WC. Wash hand Basin.

Lounge 13' 2" x 11' 9" (4.01m x 3.58m)

Ornamental wood burner with tile hearth through partial opening wall. Double panel radiator.

Dining Room 13' 2" x 11' 3" (4.01m x 3.43m)

Double panel radiator.

Kitchen/Breakfast Room 12' 10" x 12' 9" (3.91m x 3.88m)

Leaded light double glazed window to the rear. Wooden worktop surfaces with twin inset sink units with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Fitted double oven. Five ring gas hob with stainless steel splashback and and extractor hood over. Two fitted dishwashers, a fridge and a freezer. Breakfast bar. Double panel radiator.

Family Room 20' 6" x 12' 8" (6.24m x 3.86m)

Being a continuation off the kitchen and providing open plan living space. Double glazed, double opening doors to the rear garden. Two vertical radiators. Double panel radiator.

Utility room 9' 0" x 7' 9" (2.74m x 2.36m)

Two leaded light double glazed window to the side. Worktop with space and plumbing for both a washing machine and tumble dryer below. Range of storage units.

Bedroom 1 12' 8" x 11' 0" (3.86m x 3.35m)

Leaded light double glazed window to the rear. Double Panel radiator. Two recessed wardrobe spaces.

En-suite

****incomplete room**** Currently without a suite or fixtures but with plumbing and electrics.

Bedroom 5 10' 1" x 9' 0" (3.07m x 2.74m)

Leaded light double glazed window to the front. Recessed wardrobe space. Double panel radiator.

Bedroom 6 9' 6" x 7' 8" (2.89m x 2.34m)

Leaded light double glazed window to the front. Double panel radiator.

Stairs to Half Landing

Leaded light double glazed window to the front

First Floor Landing

Two leaded light double glazed windows to the front.

Bedroom 2 14' 0" x 11' 4" (4.26m x 3.45m)

Leaded light double glazed windows to the side and rear. Build in double wardrobe cupboard. Double panel radiator. Loft access.

Bedroom 3 12' 0" x 11' 6" (3.65m x 3.50m)

Leaded light double glazed window to the rear. Built in cupboard. Double panel radiator.

Dressing Room/Bedroom 7' 8' 5" x 7' 9" (2.56m x 2.36m)

Accessed via bedroom 3. Leaded light double glazed window to the side. Single panel radiator. Loft access.

Bedroom 4 11' 3" x 6' 8" (3.43m x 2.03m)

Leaded light double glazed window to the front and side. Double panel radiator.

Family Bathroom 16' 4" max x 9' 4" (4.97m x 2.84m)

Tiled room with leaded light double glazed windows to the front and side. Panel enclosed corner bath with mixer tap and hand held shower attachment. Walk in shower cubicle with wall mounted controls. Low level WC. Wash hand basin with vanity cupboard below. Built in cupboard. Inset ceiling spot lights.

Rear Garden

Enclosed and being of a Southerly aspect with an area of lawn and patio.

Front garden

Area of lawn with shrub borders. Off road parking space.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 