



## **Moat Way, Worthing, BN12 4DR - £600,000**

Aspire Residential are delighted to bring to the market this DECEPTIVELY SPACIOUS three/four bedroom DETACHED chalet bungalow in popular Goring - By - Sea. The deceptively SPACIOUS accommodation briefly comprises an entrance hall, lounge/dining room, two ground floor bedrooms, two upstairs bedrooms, kitchen, bathroom, shower room and a conservatory. Externally there is a private drive to integral garage, front garden and SOUTH EAST REAR GARDEN. This favoured area of Goring is within a short distance of the seafront, close to the local shops and popular transport links. Please give us a call today to arrange a viewing.

### **Key Features:**

- **Detached Chalet Bungalow**
- **Three/Four Bedrooms**
- **Conservatory**
- **South East Facing Garden**
- **Private Driveway And Garage**
- **Close to Sea Front, Local Shops And**

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28 Goring Road , Worthing, BN12 4AD

01903 259961 info@aspireresidential.co.uk



**Entrance Door**

Double glazed composite door opening to:

**Hallway**

Spotlights throughout. Radiator. Thermostat control. Carpets.

**Bedroom** *13' 5" x 11' 5" (4.09m x 3.48m)*

Double glazed windows to front with radiator below. TV Point. Carpets.

**Bathroom**

Double glazed frosted windows to side. Spotlights. Floor to ceiling tiled walls. Claw feet bath with chrome mixer tap. Button flush W/C. Pedestal wash hand basin. Chrome heated towel rail. Tiled floor.

**Kitchen** *14' 1" x 8' 0" (4.29m x 2.44m)*

Double glazed windows and door. Matching range of wood effect wall and base units. One and a half bowl porcelain sink inset to work top. Space for "Range" style cooler, dishwasher and washing machine. Integrated below unit fridge and freezer. Radiator. Vinyl tile floor.

**Study** *10' 9" x 7' 6" (3.27m x 2.28m)*

Double glazed windows to rear. Radiator to side wall. Carpets.

**Lounge/Dining Room** *27' 3" x 13' 9" (8.30m x 4.19m)*

Double glazed doors and windows over two sides. Decorative featured fireplace. TV point. Two Radiators. Dining Space. Carpets.

**Conservatory** *23' 10" x 8' 7" (7.26m x 2.61m)*

Double glazed over three sides. Vinyl tile floor.

**Stairs from lounge up to:**

**Landing**

Vaulted skylight. Carpets.

**Bedroom** 14' 2" x 12' 6" (4.31m x 3.81m)

Velux windows. Storage cupboard. Eaves storage. Radiator. Carpets.

**Shower Room**

Velux windows. Walk in shower. Button flush W/C. Pedestal wash hand basin. Chrome heated towel rail. Floor to ceiling tiled walls. Tiled floors.

**Master Bedroom** 18' 3" x 17' 2" (5.56m x 5.23m)

Double glazed windows to rear and velux to side. Built in wardrobes. Eaves storage. Carpets.

**Garden**

Laid to lawn with decorative flower beds and shrubbery throughout. Side return providing access to front.

**Garage**

Manual up and over door. Power and lighting.

**Off Road Parking**

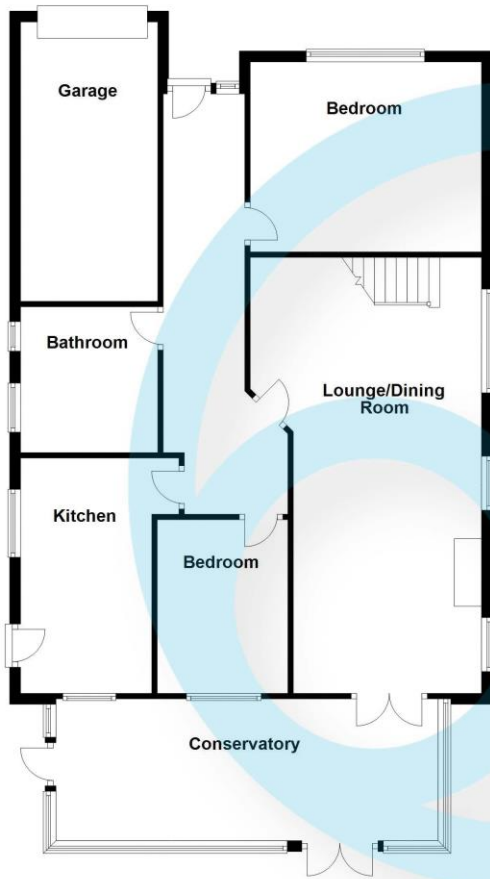
One or two vehicles. Extending into decorative front gardens.





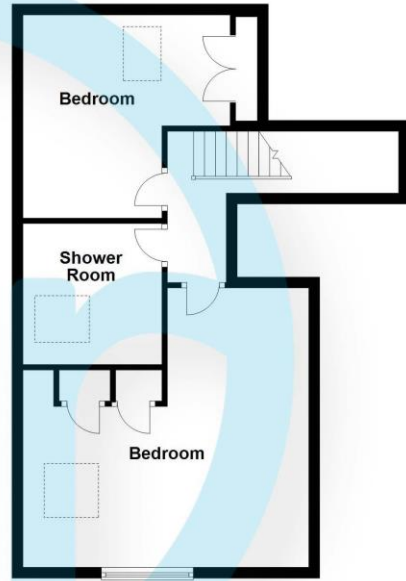
**Ground Floor**

Approx. 119.0 sq. metres (1281.4 sq. feet)



**First Floor**

Approx. 50.9 sq. metres (548.1 sq. feet)



Total area: approx. 170.0 sq. metres (1829.5 sq. feet)

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