



Goring Road, Worthing, BN12 4PG - £575,000

Aspire Residential are delighted to bring to the market this extended four bedroom, semi-detached house in favoured Goring By Sea. Internally this property comprises of an entrance hall, downstairs W/C, open plan lounge/dining room, modern kitchen, family bathroom, master bedroom with en suite and a further three double bedrooms. Externally you will find a garage, a private rear garden over two levels and off-road parking.

Call us today to book your viewing.

Key Features:

- **Extended Four Bedroom Semi Detached House**
- **En Suite**
- **Fantastic Location Close To Transport Links & Shops**
- **No Forward Chain**
- **Off Road Parking**
- **EPC - C**

www.aspireresidential.co.uk

28 Goring Road, Worthing, BN12 4AD
01903 259961 info@aspireresidential.co.uk



Entrance Door

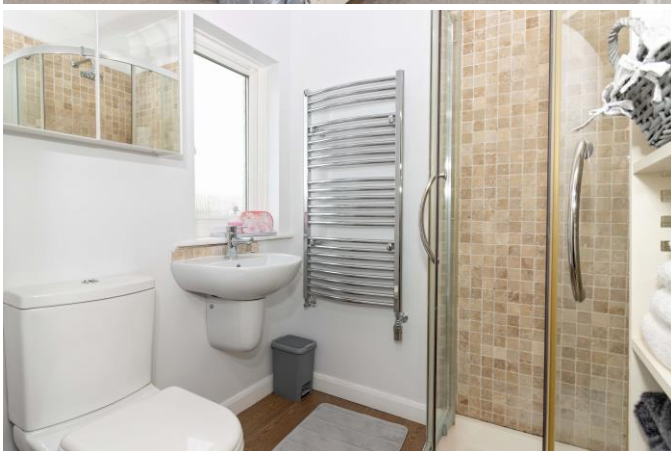
Double glazed door with frosted windows. Opening into:

Hallway

Radiator. Thermostat control. Under stairs storage. Original parquet flooring.

Downstairs W/C

Double glazed frosted window to side with button flush W/C. Floating wash hand basin. Radiator. Tiled floor.



Lounge/Dining Room 28' 5" x 10' 10" (8.65m x 3.30m)

Open plan lounge/dining room. Double glazed windows to front and rear. Two radiators. Opening for a fire place. TV & Sky points. Original parquet flooring. Double doors opening into:

Kitchen 14' 7" x 8' 5" (4.44m x 2.56m)

Double glazed window to rear and double glazed door to side. Spot lights throughout. Matching range of wood effect wall & base units. Display cabinet. Integrated appliances include an eye level double length oven and grill & a four ring electric hob with an overhead extractor fan. Marble effect worktop and matching panels for splash back. One and a half bowl stainless steel sink inset to worktop with mixer tap and draining board. Space provided for a fridge freezer, dishwasher and a washing machine. Tiled floor.



Stairs upto:

Landing

Access to loft space. Airing cupboard.

Bedroom 8' 5" x 7' 10" (2.56m x 2.39m)

Double glazed window to side. Radiator. Storage cupboard. Carpets.

Bathroom

Double glazed window to rear and side. Spotlights throughout. Tile enclosed bath with chrome mixer tap. Corner unit shower with glass sliding door. Button flush W/C. Floating wash hand basin. Chrome heated towel rail. Wood effect flooring.

Master Bedroom 13' 0" x 10' 11" (3.96m x 3.32m)

Double glazed window to rear. Radiator. Carpets. Door into:

En Suite

Double glazed frosted window to rear. Corner unit shower with glass sliding doors and internal tiling for splash back. Button flush W/C. Floating wash hand basin. Chrome heated towel rail. Wood effect flooring.

Bedroom 13' 11" x 10' 10" (4.24m x 3.30m)

Double glazed window to front with radiator below. Built in double length wardrobe. Carpet flooring.





Bedroom 14' 3" x 9' 9" (4.34m x 2.97m)

Double glazed window to front with radiator below. Built in double length wardrobe. Carpet flooring.

Garden

Over two levels. Pathway from rear to the right hand side of the garden. Mainly laid to lawn with decorative shrubbery. Side access.

Garage

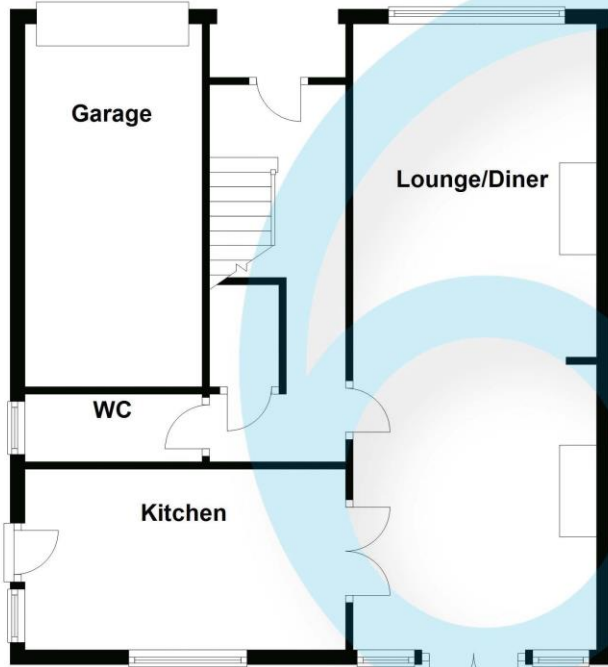
Electric roller door. Power points and lighting internally.





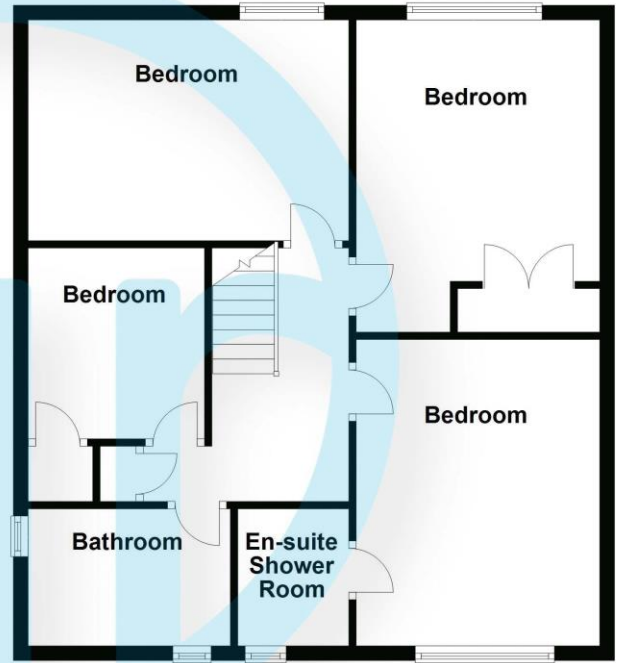
Ground Floor

Approx. 66.0 sq. metres (710.1 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.1 sq. feet)



Total area: approx. 131.9 sq. metres (1420.2 sq. feet)

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