



- **DETACHED BUNGALOW IN SOUTH GORING**
- **3 BEDROOMS AND 2 RECEPT ROOMS**
- **CONSERVATORY**
- **OFF ROAD PARKING AND GARAGE**
- **GOOD SIZE REAR GARDEN**
- **FEW HUNDRED YARDS FROM SEAFRONT**



**Patricia Close**  
Worthing BN12 4NF

**Monthly Rental Of**  
**£1,525**

\*\*\*Available end of September\*\*\* A great opportunity to let this detached bungalow situated in the popular location of South Goring close to local amenities, the local bus route and a short distance from Goring sea front. Accommodation comprises an entrance hall, lounge, kitchen, an additional sitting room, 3 bedrooms, conservatory, bathroom and separate WC. Other benefits include gas fired central heating and double glazing. Externally is parking to the front for several vehicles, an integral garage and good size rear garden.

#### **Entrance Hall**

L shaped with storage cupboards and loft access.

#### **Lounge** 16' 7" x 12' 0" (5.05m x 3.65m)

Double glazed door to the conservatory. Double glazed window to the rear. Double panel radiator.

#### **Sitting Room/Bedroom 4** 16' 10" x 11' 7" (5.13m x 3.53m)

Double glazed double opening doors to the rear garden. Additional double glazed doors to both the front and rear. Double glazed window to the rear. Door to the garage. Double panel radiator.

#### **Kitchen/Breakfast Room** 14' 7" x 14' 4" (4.44m x 4.37m)

Double glazed windows to the side and rear. Roll edge worktops with inset one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Fitted oven and grill with four ring electric hob over. Space for fridge freezer. Double panel radiator.

#### **Conservatory** 12' 9" x 7' 10" (3.88m x 2.39m)

Double glazed double opening doors to the rear garden.

#### **Bedroom 1** 15' 9" x 10' 10" (4.80m x 3.30m)

Double glazed window to the front. Range of fitted wardrobes and drawers. Single panel radiator.

#### **Bedroom 2** 14' 0" x 11' 0" (4.26m x 3.35m)

Double glazed window to the front. Single panel radiator.

#### **Bedroom 3** 12' 8" x 7' 10" (3.86m x 2.39m)

Double glazed window to the side. Single panel radiator.

#### **Shower Room**

Tiled room with double glazed window to the side. Enclosed corner shower cubicle with wall mounted shower unit. Pedestal wash hand basin. Low level WC. Two heated towel rails.

#### **Cloakroom**

Double glazed window to the side. Low level WC.

#### **Integral Garage**

Up and over door, power and light.

#### **Front garden**

Mainly paved providing off road parking.

#### **Rear Garden**

Enclosed with an area of lawn with shrub borders. Paved patio area. Green house. Shed. Side access.

