



- DETACHED BUNGALOW
- POPULAR GORING LOCATION
- 2 RECEPTION ROOMS & 3 BEDROOMS
- GARAGE AND OFF ROAD PARKING
- SCOPE TO MODERNISE AND EXTEND
- NO ONWARD CHAIN



3 Coniston Road
 Worthing BN12 6JU

**Guide Price £425,000
 to £435,000**

A great opportunity to purchase this extended detached bungalow in a very popular location of Goring-by-Sea, within easy reach of local amenities, bus routes and transportation links. The property has two reception rooms and three bedrooms. Outside there are mature gardens to the front and rear, a garage and off road parking spaces for several cars. This property would benefit from some modernisation and is being sold with no ongoing chain.

Entrance Porch 9' 3" x 4' 2" (2.82m x 1.27m)

With Double glazed windows and door. Leaded light, stain glassed door to

Entrance Hall

Single panel radiator. Loft access.

Lounge 15' 0" x 10' 10" (4.57m x 3.30m)

Double glazed sliding door to the rear garden. Two double glazed windows to the side. Double panel radiator.

Kitchen 12' 1" x 8' 6" (3.68m x 2.59m)

Part tiled with a double glazed window to the side. 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 including glass fronted display cabinets. Fitted double oven with four ring gas hob above and extractor unit over. Breakfast bar. Space and plumbing for a washing machine.

Family Room 13' 6" x 11' 7" (4.11m x 3.53m)

Double glazed sliding door to the conservatory. Double glazed door to the side. Double glazed windows to both sides. Double panel radiator.

Conservatory 11' 0" x 9' 0" (3.35m x 2.74m)

Double glazed windows to three sides. Double glazed, double opening doors to the side.

Bedroom 1 13' 7" x 10' 9" (4.14m x 3.27m)

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

Bedroom 2 10' 10" x 8' 10" (3.30m x 2.69m)

Double glazed window to the side. Single panel radiator.

Bedroom 3 9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed window to the side. Single panel radiator.

Bathroom 8' 0" x 4' 10" (2.44m x 1.47m)

Tiled room with double glazed window to the side. Panel enclosed bath with mixer tap and wall mounted shower over. Wash hand basin with vanity cupboard below. Low level WC. Heated towel rail.

Cloakroom 4' 10" x 2' 8" (1.47m x 0.81m)

Tiled room with double glazed window to the side. Low level WC Corner sink. Single panel radiator.

Garage 23' 3" x 8' 3" (7.08m x 2.51m)

Electric roller door. Two side access doors, one being double glazed. Power and light.

Rear Garden

Being of a Southerly aspect with an area of lawn, paved patio areas and access form both sides.

Front garden

Being mainly paved with shrub borders. Driveway providing off road parking for several cars.

