



- **THREE BEDROOM BUNGALOW**
- **DESIRABLE GORING LOCATION**
- **25 FOOT CONSERVATORY**
- **WEST FACING REAR GARDEN**
- **GARAGE AND OFF ROAD PARKING**
- **NO ONGOING CHAIN**



Clive Avenue
Worthing BN12 4SG

**Guide Price £475,000
to £500,000**

A superb three bedroom bungalow situated in Goring-by-Sea, close to local amenities, bus routes and the sea front. Accommodation is versatile and spacious and comprises of an entrance hall, Lounge, kitchen, utility area, 25ft conservatory, 3 bedrooms and a shower room. The property also has both gas central heating and double glazing throughout. Externally there is a garden to the front, off road parking/driveway to the side, single garage and a west facing rear garden. Internal viewing is strongly recommended to appreciate it fully. No ongoing chain.

Entrance Hall

Entered through a double glazed front door. Storage cupboards. Loft access. Double panel radiator.

Lounge 16' 4" x 11' 6" (4.97m x 3.50m)

Log burner. Double panel radiator.

Kitchen 12' 6" x 11' 7" (3.81m x 3.53m)

Double glazed window to the side. Worktops with inset butler sink with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Centre island with 5 ring gas hob and stainless steel and glass extractor unit above. Built in double oven. Space for fridge freezer. Double panel radiator. inset ceiling spot lights.

Utility Area 12' 1" x 10' 8" (3.68m x 3.25m)

Space and plumbing for a washing machine. Space for tumble dryer.

Conservatory 25' 1" x 12' 9" max (7.64m x 3.88m)

Feature room and being of a Westerly aspect. Double glazed double sliding doors to the rear garden. Walk in storage cupboard. Access to the utility area and garage. Two double panel radiators.

Bedroom 1 15' 2" x 11' 8" (4.62m x 3.55m)

Double glazed bay window to the front. Double panel radiator.

Bedroom 2 12' 3" x 10' 0" (3.73m x 3.05m)

Double glazed window to the front. Storage cupboard. Single panel radiator.

Bedroom 3 8' 6" x 8' 3" (2.59m x 2.51m)

Double glazed window to the side. Double panel radiator.

Shower Room 8' 2" max x 8' 0" (2.49m x 2.44m)

Tiled room with double glazed window to the side. Walk in shower cubicle with wall mounted unit and controls. Wash hand basin. Low level WC. Heated towel rail. Inset ceiling spot lights.

Garage 18' 2" x 8' 2" (5.53m x 2.49m)

Up and over door to the front, door to the side giving access to the garden. Window to the rear.

Rear Garden

Being of a Westerly aspect and enclosed with an extended area of decking, lawn and mature hedging.

Front garden

Mainly block paved driveway providing off road parking for several cars. Area of lawn.



