



Burlington Road, Goring-by-Sea, Worthing, BN12 6DB

Guide Price £225,000



The opportunity to purchase a semi detached house. Offering three bedrooms, two reception rooms, fitted kitchen and bathroom. The property benefits from a good size rear garden, brick built storage sheds and off road parking.
****Please note the property is non standard construction and can only be sold to cash buyers only****.



Key Features

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Good Size Rear Garden
- Brick Built Storage
- Off Road Parking
- Bathroom
- Close To Local Bus Routes & Shopping Facilities
- CASH BUYERS ONLY NON STANDARD CONSTRUCTION



3 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

Front door leading into the entrance hall with access to ground floor rooms. There are two reception rooms with a double doors interlinking the rooms. The fitted kitchen is located to the rear and benefits from access to the second reception room and door to the garden. On the first floor there are three bedrooms with two doubles benefitting from built in wardrobes. The bathroom offers bath with shower attachment, WC and wash hand basin.

EXTERNAL

To the front there is a section laid to lawn, off road parking and timber gate leading to the rear garden. The rear garden has been laid to lawn, access to brick built storage sheds and two timber sheds.

LOCATION

Situated in Burlington Road, local amenities can be found close by on the Strand Shopping Parade within 0.5 miles away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas theatres and leisure facilities is approximately two and a half miles away, The nearest station is Durrington which is approximately 0.5 miles away. Bus services run nearby on The Strand.

PLEASE NOTE THE PROPERTY IS NON STANDARD CONSTRUCTION





Floor 0



Floor 1



Approximate total area⁽¹⁾

836.04 ft²

77.67 m²

(1) Excluding balconies and terraces

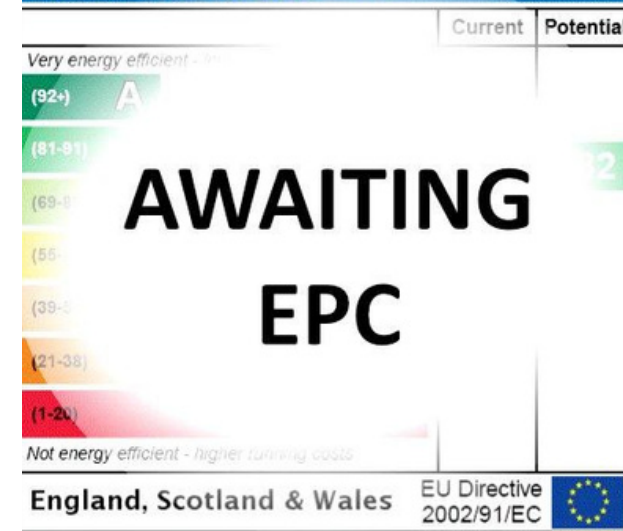
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating



Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

Council tax band: b

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.