

4 EASTERGATE CLOSE, GORING-BY-SEA, BN12 5DH
£525,000



◆—*Mark*—◆
OLIVER

FERRING
01903 503111

◆—*Sales and Lettings*—◆
www.oliverestateagency.com

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OLIVER

Mark Oliver Estate Agency are delighted to offer to the market a most attractive and well presented detached bungalow located on the highly sought after Goring By Sea and Ferring border. The bungalow is bright & spacious featuring excellent living accommodation including a large triple aspect lounge dining room, beautifully fitted kitchen with integrated appliances, luxurious bathroom with bath tub and shower enclosure and 2 good sized bedrooms. Gas heating & double glazing. Favored west aspect rear gardens with patio decking and brick built garage. Viewing is highly recommended.



PORCH

Porch with upvc front door and side windows.

ENTRANCE HALL

Oak flooring. Loft hatch with loft ladder. Built in cloaks cupboard.

LOUNGE DINING ROOM

16'9" x 11'6" lounge area (5.12 x 3.52 lounge area)

A large triple aspect lounge dining room featuring a stone fire place. Upvc double glazed windows and sliding patio doors with blinds, to the patio decking and rear gardens. 2 radiators.



DINING ROOM AREA *14'1" x 11'1" (4.31 x 3.40)*

KITCHEN BREAKFAST ROOM

14'0" x 11'1" (4.28 x 3.40)

A beautifully fitted and well equipped kitchen breakfast room featuring a great range of fitted units and work tops including a half bowl stainless steel sink unit with mixer tap. Integrated appliances include an electric hob and double oven with extractor above. Integrated dishwasher, washing machine, fridge freezer, microwave and plate warmer. Upvc double glazed windows with blinds and door to the gardens. Radiator. Spot lighting. Oak flooring.



BEDROOM 1

16'1" x 12'5" (4.91 x 3.81)
A large master bedroom with a range of wardrobes. Radiator. Upvc double glazed window with blinds.



BEDROOM 2

10'2" x 11'1" (3.10 x 3.40)
Radiator. Upvc double glazed window.



BATHROOM

A luxurious tiled bathroom featuring a free standing bath tub with mixer tap and a large walk in shower enclosure with rain shower and wall spray option. WC. Vanity unit with inset wash basin with mixer. Spot lighting. Upvc double glazed window with blind. Fitted mirror. Heated towel rail / radiator.



COUNCIL TAX BAND D



REAR GARDENS

A favored west aspect rear garden being laid to lawn. Large patio decking area. Side gates to both sides of the bungalow and a door into the garage.



FRONT GARDENS

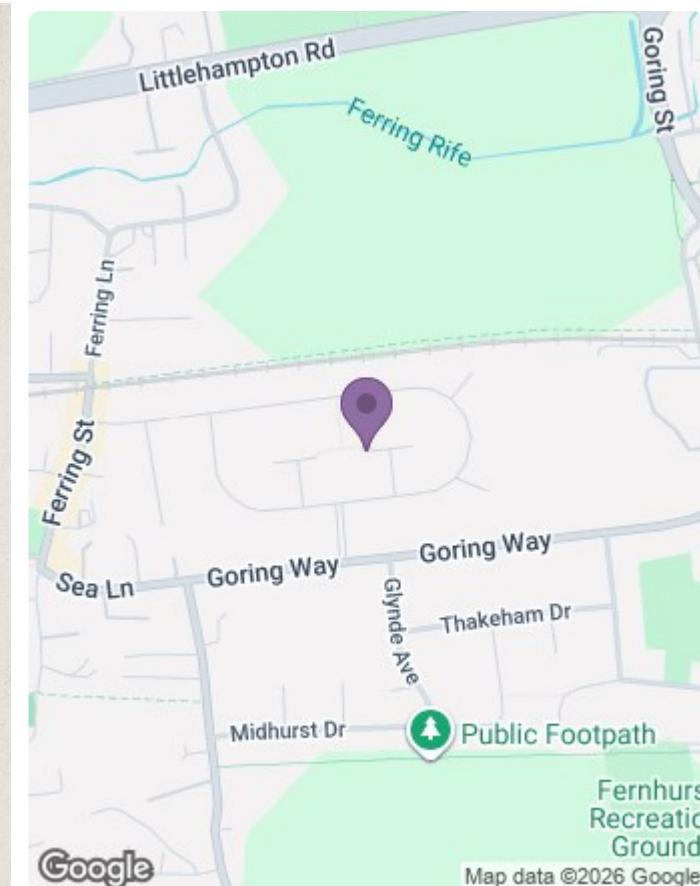
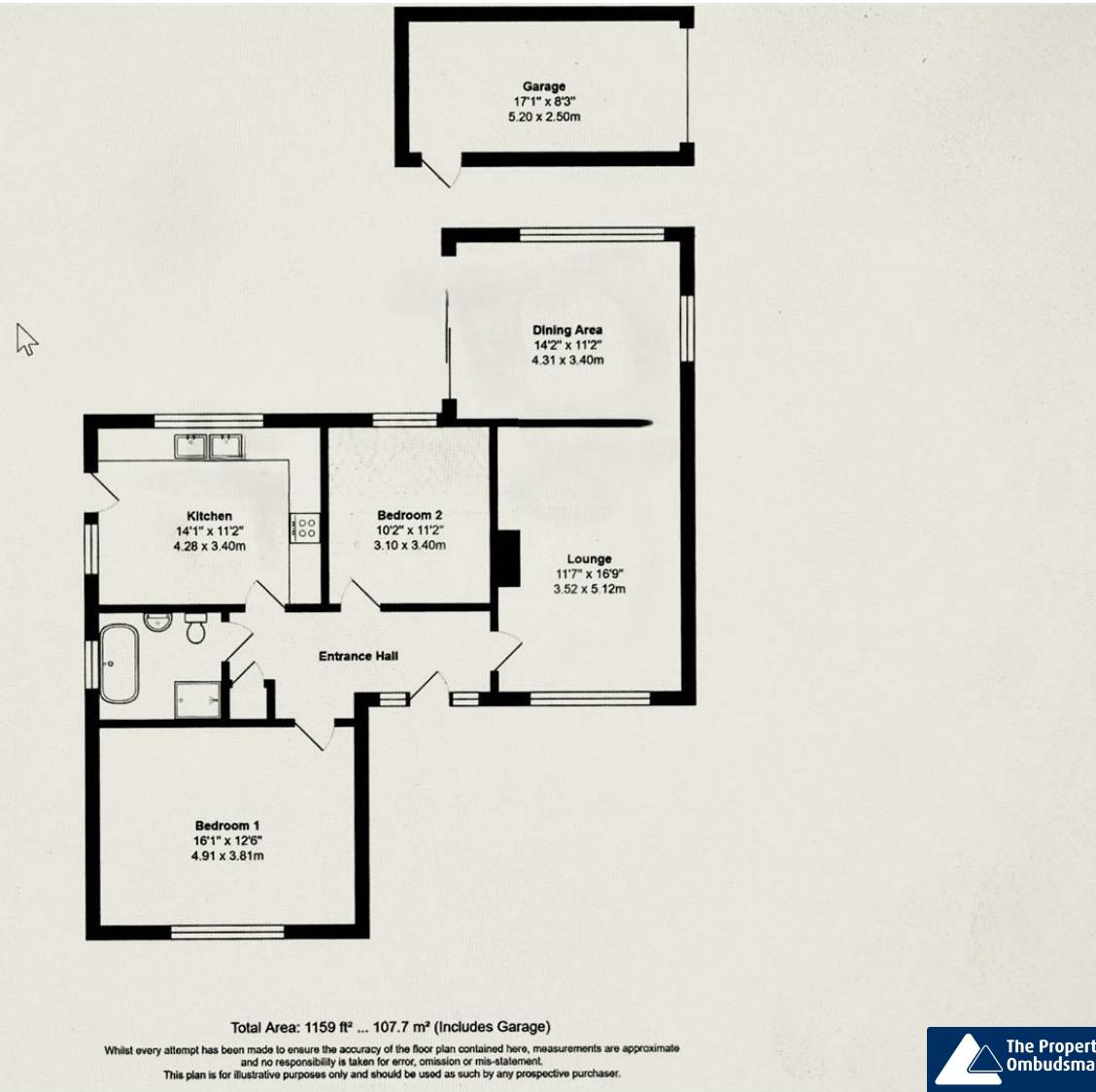
The front gardens are laid to lawn with hedging and a wonderful mature Magnolia tree which extends to the side as the property is located on a corner position within the close.

BRICK BUILT GARAGE 17'0" x 8'2" (5.2 x 2.5)

With up and over door. Located to the rear of the bungalow.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. If you are local to us and have a property to sell we would be delighted to provide you with a free market appraisal and market valuation carried out personally by Mark Oliver. Please contact our office for an appointment at a time to suit you. In regard to leasehold properties we strongly advise buyers to check the length of leases prior to proceeding.