



31 Brook Barn Way, Worthing, BN12 4DN
Asking Price £400,000

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We are pleased to present this charming detached bungalow, ideally located in the highly desirable area of Goring-By-Sea. The accommodation briefly comprises: one spacious double bedroom, two versatile reception rooms, a fully fitted kitchen, and a generously sized bathroom. Externally, the property benefits from a private driveway leading to a detached garage, as well as a beautifully maintained south-facing rear garden — perfect for enjoying sunny days. Offered to the market chain free, this property represents a fantastic opportunity for those seeking a peaceful and well-presented home. Viewing is highly recommended to fully appreciate everything this wonderful bungalow has to offer

- Detached Bungalow
- Conservatory
- Beautiful Gardens Front and Back
- Detached Garage
- Chain Free
- Private Driveway
- Popular Goring-By-Sea Location
- Viewing Highly Recommended



Porch

Access via UPVC double glazed door:

Door leading into:

Living room

4.1 x 2.9 (13'5" x 9'6")

Carpeted throughout. Radiator. Feature bay with double glazed window. Further original stained glassed window.

Dining room / Bedroom two

2.9 x 2.4 (9'6" x 7'10")

Carpeted throughout. Radiator. Sliding doors leading onto;

Conservatory

3.1 x 2.5 (10'2" x 8'2")

Radiator. A range of double glazed Windows. Double glazed French doors leading onto rear garden.

Kitchen

4.3 x 2.5 (14'1" x 8'2")

Tiled flooring throughout. Part tiled walls. A fully fitted kitchen comprising; roll edge work surfaces. A range of matching wall and base units. Built in oven. Built in four ring gas hob. Built in fridge/freezer. Inset stainless steel sink with drainer. Double glazed window. Wall mounted combination boiler. Radiator.

Bedroom one

3 x 3 (9'10" x 9'10")

Carpeted throughout. Feature bay with double glazed window. A range of built in storage. Radiator.

Bathroom

Fully tiled walls. Panelled bath with shower attachment above. Separate shower cubicle. Low level WC with matching wash hand basin. Radiator. Frosted double glazed window.

Outside:

Front garden

Ample front garden laid to patio with a range of trees and shrubs. Private driveway for two cars. Access to detached garage.

Rear garden

A true feature of the property is the beautifully present south facing rear garden. Offering a patio are perfect for seating. Large lawned area with nature shrub and tree borders. Access to garden shed and detached garage.

Detached garage

Accessed via up and over door. Power and lighting.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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