



5 Ditchling Close, Goring-By-Sea, Worthing, BN12 6AP

Offers In Excess Of £400,000

A three bedroom link-detached bungalow located within the ever-popular Boxgrove area of Goring-by-Sea, with local shops, reputable schools and transport links all within easy reach. The bright and spacious accommodation comprises living room, fitted kitchen, two double bedrooms, one single room and a shower room. This home benefits from a very good sized rear garden with its own work shop, garage and there is off street parking for several vehicles to the front of the property.



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## Ground floor

Front door to

## Entrance hall

Cupboard housing electric consumer unit, gas meter and cloaks hanging space. Shelved storage cupboard, further cloaks cupboard, ceiling coving and access to loft space.

## Living room

15'9 x 13'2 into recess (4.80m x 4.01m into recess)

Radiator, double glazed window to front and a double glazed window to the side.

## Shower room

White suite comprising walk in double width shower, fully tiled surround, low level wc, wash basin, heated towel rail and a double glazed window.

## Kitchen

11'5 x 10'9 narrowing to 7'6 (3.48m x 3.28m narrowing to 2.29m)

With a range of wall and base units with work surfaces incorporating a stainless steel sink unit with a cupboard under. Built in four burner gas hob with oven and grill under and extractor fan over, plumbing for washing machine and dishwasher and a cupboard housing Vokera combination gas boiler. Space for a tall fridge/freezer, radiator, tiled splash back, double glazed window overlooking the rear garden and ceiling coving.

## Bedroom 1

12'6 x 11'1 (3.81m x 3.38m)

Radiator, double glazed windows overlooking the rear garden.

## Bedroom 2

10'3 x 10'5 (3.12m x 3.18m)

Radiator and double glazed window to the front.

## Bedroom 3

7'6 x 6'8 (2.29m x 2.03m)

Radiator, double glazed window to the side and ceiling coving.

## Outside

## Work shop

Power & light with a Perspex roof.

Leading to:

## Garage

With an up and over door and power and light.



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### Rear garden

Paved area leading to a very good size lawned rear garden with an array of plants, trees and mature shrubs. Outside tap, side lawned garden.

### Front garden

With off street parking for several vehicles, plus a further hard standing for one vehicle.

### Disclaimer

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