



100 Barrington Road | Goring-By-Sea | West Sussex | BN12 4RS
Asking Price Of **£465,000**



Jacobs Steel are delighted to offer this immaculately presented and fully refurbished bungalow to the market in popular Goring-By-Sea. There are two double bedrooms, third bedroom/home office and open plan living with a lounge with bi-fold doors to the rear garden, open dining hall and kitchen; internal viewing is recommended.



Property details: 100 Barrington Road | Goring-By-Sea | West Sussex | BN12 4RS

Key features:

- A Fully Refurbished Bungalow
- Open Plan Living & 17ft Dining Hall
- 23ft Lounge With Bi-Fold Doors To Rear Garden
- Two Double Bedrooms
- Third Bedroom/Home Office
- Refitted Bathroom & En-Suite Shower Room
- Refitted Kitchen With Integrated Appliances
- New Roof & Solar Panels 2019
- Sunny Low Maintenance Rear Garden
- Scope for Loft Extension, No Onward Chain

 3 Bedrooms

 2 Bathrooms

 2 Living Rooms

INTERNAL The property has undergone extensive refurbishment during the current owners occupation including a full width rear extension with bi-fold doors, a new roof, solar panels, double glazing & rewired (2019).

The uPVC front door leads to an open plan 17ft dining hall which in turn is open with the refitted kitchen which boasts integrated eye level oven, microwave oven, drinks fridge, fridge, freezer and dishwasher. The lounge is open to both rooms and is to the rear of the property with three sky lanterns and bifold doors offering viewings and access to the rear garden, from here is a door to the third bedroom/home office with a further lantern and double glazed doors leading to the driveway.

From the internal hall is a large walk in storage cupboard and the family bathroom which has a bath with shower over and a utility cupboard with provisions for a washing machine & tumble dryer. The two double bedrooms are to the front of the property, the master bedroom benefits from an en-suite refitted shower room.

EXTERNAL To the front of the property is a dual hardstanding driveway offering parking for at least two vehicles leading to the home office/third bedroom and front door. The rear garden is laid to artificial lawn with fence enclosed borders and a raised decking with a shed; there is side access via secure rear gate.

SITUATED Barrington Road is positioned south of the trainline in desirable Goring-by-Sea and Durrington-On-Sea train station is approximately 0.5 miles away. The bungalow falls in the West Park school catchment and bus routes and shops are on close by Goring Road and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2 miles away.

TENURE Leasehold: 991 years remaining

DINING HALL 17' 9" x 12' 3" (5.41m x 3.73m)

KITCHEN 10' x 9' (3.05m x 2.74m)

LOUNGE 23' 3" x 10' 9" (7.09m x 3.28m)

BEDROOM 15' x 11' (4.57m x 3.35m)

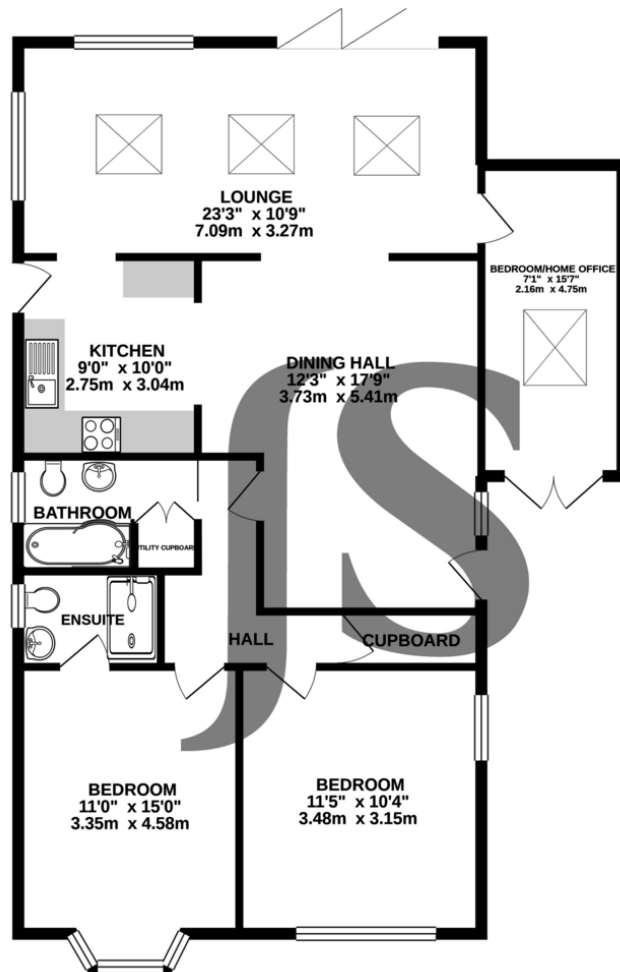
EN-SUITE SHOWER ROOM

BEDROOM 11' 5" x 10' 4" (3.48m x 3.15m)

BEDROOM/HOME OFFICE 15' x 7' 1" (4.57m x 2.16m)



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 by 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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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.



EPC TO FOLLOW

Property Details:

Tenure: Leasehold

Council Tax: Band D