



Barrington Road | Goring-By-Sea | West Sussex | BN12 4RS

Guide Price **£400,000**



Jacobs Steel are delighted to offer this link detached bungalow to the market in the cul de sac location of Barrington Road. The property is well kept but would benefit from modernisation and is offered with no onward chain.

Key features:

- A Link Detached Bungalow
- Three Bedrooms
- 16ft South & East Aspect Lounge
- South Facing Kitchen/Breakfast Room
- Fitted Bathroom
- Secluded Rear Garden
- Garage & Driveway
- In Need Of Modernisation
- Cul De Sac Location
- No Onward Chain

 3 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL A uPVC front door leads to an entrance hall with built in cupboards and access to the loft; there is a door leading to the east and south aspect 16ft lounge overlooking the front of the property. The kitchen/breakfast room is adjacent to the lounge and faces south; there is a door from the hall to a lobby with two storage cupboards, one offering provisions for a utility area. There are three bedrooms to the rear of the bungalow, the master boasting fitted wardrobes; the bathroom is separate from the WC.

EXTERNAL To the front of the property is a driveway offering parking and access to the garage which has an electric door; the front garden is laid to paving with shrub and flowerbed borders and walled boundaries. The secluded rear garden is laid primarily to lawn with shrub borders and there is a personal door to the garage.

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.

HALL

LOUNGE 16' x 13' 3" (4.88m x 4.04m)

KITCHEN/BREAKFAST ROOM 11' 2" x 9' 3" (3.4m x 2.82m)

BEDROOM 13' 3" x 11' (4.04m x 3.35m)

BEDROOM 12' x 9' 3" (3.66m x 2.82m)

BEDROOM 9' 6" x 8' 6" (2.9m x 2.59m)

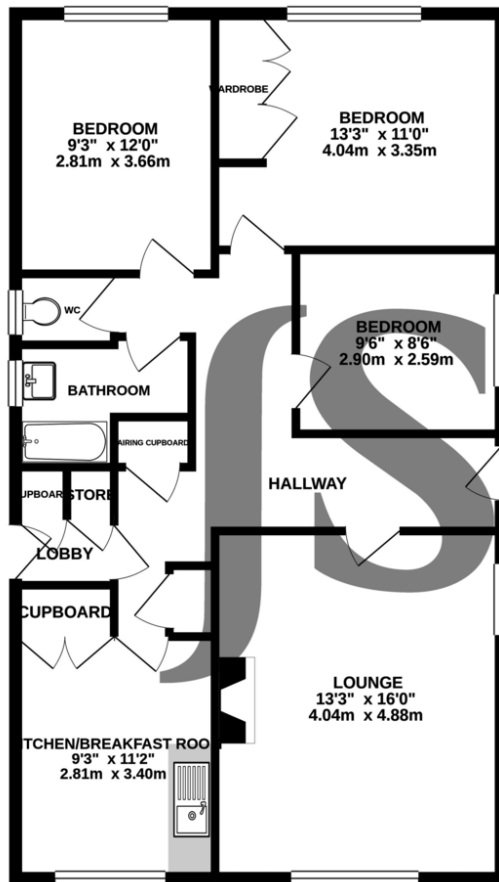
BATHROOM

WC

GARAGE



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.
Made with Metropix ©2021



EPC TO FOLLOW

Property Details:

Floor Area: (TBC) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D

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.