



**IAN WATKINS**  
Estate Agents

**01903 26 26 76**

[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



Thakeham Drive, Goring by Sea, West Sussex, BN12 5AX

**THREE BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER GORING-BY-SEA**

- Three Bedrooms
- Feature Kitchen/Breakfast Room
- Modern Bathroom Suite
- Conservatory
- Double Glazing & GFCH
- Beautiful Secluded Garden
- Private Driveway to Garage
- Viewing Highly Recommended

**OFFERS OVER £599,950 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom detached bungalow in the sought after location of Goring-by-Sea, Worthing. The property is ideally situated with just a short walk to the local amenities provided by the charming and welcoming Ferring Village which boasts a village green and recreation ground, library, doctors surgery, dentist, vets and much more. The surrounding area, also a short walk from the property, are open fields and wooded areas providing enjoyable dog walks, and then of course, the Seafront for more enjoyable walks, bathing, watersports and something nice to eat and drink. There is so much to do and too much to mention.

The accommodation features entrance porch, cloakroom, modern fitted bathroom, 17'5 lounge, 19'3 feature kitchen / breakfast room, en suite shower room to bedroom two, 19'7 conservatory and a useful lean-to to the side of the property. Outside there is a beautiful secluded rear garden with two patio areas and a vegetable patch, the front garden is also very attractive and low maintenance. Other features include a private driveway to the garage, double glazing and gfch. Viewing is highly recommended to fully appreciate what this property has to offer.

Accommodation in brief comprises:

#### **ENTRANCE**

Double glazed front door with leaded light inserts to -

#### **ENTRANCE PORCH**

Further double glazed door with leaded light stained glass insert to -

#### **ENTRANCE HALL**

Radiator with attractive cover, coved and textured ceiling, wall mounted thermostat control, linen cupboard with slatted shelving with cupboard over.

#### **CLOAKROOM**

Close coupled W.C, hatch to roof space with pull down ladder.

#### **BATHROOM**

Modern white suite with telephone style shower attachment, pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window

#### **LOUNGE - 5.31m x 3.63m (17' 5" x 11' 11")**

Double aspect with South facing double glazed bay window, radiator, T.V point, coved and flat ceiling, feature marble fire surround with hearth and fitted electric coal effect fire.

#### **FEATURE KITCHEN / BREAKFAST ROOM - 5.87m x 3.28m**

#### **(19' 3" x 10' 9")**

Double aspect, kitchen area has an excellent range of modern fitted units comprising inset one and a half bowl stainless steel sink unit with mixer tap with cupboards under, integrated washing machine, integrated dishwasher, eye level cupboards over, roll top work surface adjacent with cupboards and drawers under, double oven with cupboards over and under, space for tall fridge/freezer, further roll top work surface with cupboards and drawers under, radiator, part tiled walls, double glazed South facing window, coved and flat ceiling with down lights, double glazed door giving access to a side -

#### **BEDROOM ONE - 3.66m x 3.66m (12' x 12')**

Range of fitted wardrobes with hanging rail and shelves, radiator, coved and textured ceiling, sliding double glazed doors giving access to the conservatory.

#### **BEDROOM TWO - 4.27m x 3.35m (14' x 11')**

Measurements include the ensuite shower room, radiator, double glazed window, coved and textured ceiling, door to -

#### **EN-SUITE SHOWER ROOM/WC**

Corner shower cubicle with Triton electric shower unit, wash hand basin inset into roll top display surface with cupboards under, low level W.C, part tiled walls, tiled floor, radiator, flat ceiling with spot lights.

#### **BEDROOM THREE/DINING ROOM - 3.35m x 2.69m (11' x 8' 10")**

Radiator, coved and textured ceiling, double glazed window.

#### **LEAN TO**

Double glazed door giving access to the front of the property, double glazed door giving access to the rear.

#### **CONSERVATORY - 5.97m x 2.39m (19' 7" x 7' 10")**

Radiator, power and light, double glazed side patio doors giving access to the feature secluded rear garden.

#### **OUTSIDE**

#### **REAR GARDEN**

Laid to shaped lawn with central pond feature, paved patio to the front and rear of the garden, garden shed,

**VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS**

**OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed**

**Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD**

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.



## **FRONT GARDEN**

Private driveway to garage, shingle with plant and shrub borders.

## **GARAGE**

Single garage with power and light, up and over door.

**VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS**

**OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed**

**Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD**

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.