



89 Singleton Crescent | Goring-By-Sea | West Sussex | BN12 5DQ

Asking Price Of **£409,950**



Jacobs Steel are delighted to offer this detached bungalow to the market in the popular Singleton Crescent. There are two double bedrooms, a large conservatory and mature front and rear gardens; the property is offered with no ongoing chain.



Property details: 89 Singleton Crescent | Goring-By-Sea | West Sussex | BN12 5DQ

Key features:

- Detached Bungalow
- Two Double Bedrooms
- South Facing Lounge
- Modern Kitchen/Breakfast Room
- GFCH & Double Glazed
- Fitted Bathroom/Wet Room
- 18ft Conservatory
- Mature Front & Rear Gardens
- Garage & Driveway
- No Onward Chain

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL The uPVC front door leads to the hallway which has a storage cupboard, there is a door from the hall leading to the 16'8 south facing lounge with feature bay window, fireplace and parquet flooring. The dual aspect kitchen/breakfast room is to the rear of the property and has space for appliances and a breakfast bar; there is a door leading to the 18'9 conservatory which offers views and access to the rear garden. Both bedrooms are similar in size and the front bedroom boasts fitted storage; the bathroom has a bath as well as a fitted walk in shower with non-slip flooring, there is a wall mounted hand basin and WC.

EXTERNAL To the front of the property is a low maintenance front garden laid primarily to paving with flowerbeds; there is driveway offering parking for at least three cars leading to the garage. The rear garden is laid to lawn with shrub and flowerbed borders.

SITUATED Situated in a quiet crescent in a highly sought after position on the borders of Goring by Sea and Ferring. Local shops can be found within half a mile at Aldsworth Parade and Ferring

Lane. The Bulls head Pub & restaurant is a short walk away in Goring Street, adjacent to Goring Cricket Club and sports field. Goring-by-Sea train station can also be found in closeby Goring Street.

Ferring Church of England Primary, Goring Primary and Chatsmore High School are all within one mile. Goring Greensward and Seafront is a little over a mile away. Worthing Town Centre is just under three and a half miles away.

HALL

LOUNGE 16' 8" x 11' 5" (5.08m x 3.48m)

KITCHEN/BREAKFAST ROOM 11' x 9' 3" (3.35m x 2.82m)

CONSERVATORY 18' 9" x 7' 8" (5.72m x 2.34m)

BEDROOM 12' 3" x 11' (3.73m x 3.35m)

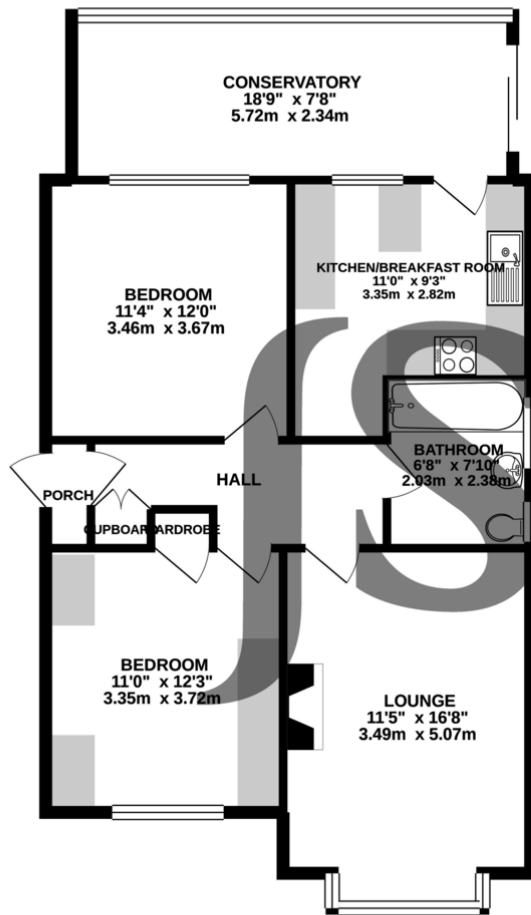
BEDROOM 12' x 11' 4" (3.66m x 3.45m)

BATHROOM

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.
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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:

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

Tenure: Freehold

Council Tax: Band D