





1 Walpole Avenue

Goring-By-Sea, Worthing

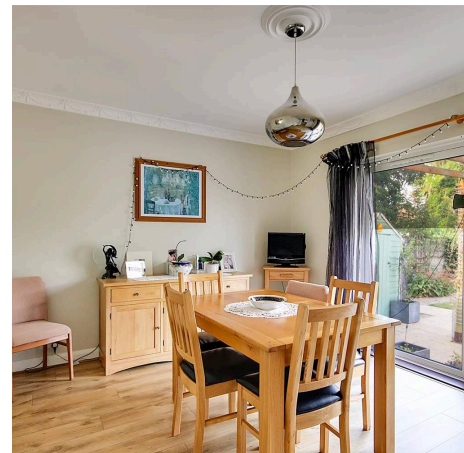
A well presented three/four bedroom chalet bungalow situated in the popular Goring location within close proximity to local shops, train station and bus routes. The ground floor accommodation briefly comprises; entrance hall, bay fronted living room, separate dining room and a well appointed kitchen with adjoining utility room. A downstairs double bedroom with fitted storage, modern shower room and a separate wc. A versatile study room which could be used as a fourth bedroom. Upstairs; two further bedrooms and shower room. Externally the property benefits from a landscaped west aspect rear garden, garage and private driveway. CHAIN FREE. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- CHAIN FREE
- Detached Chalet Bungalow
- Three/Four Bedrooms
- Well Presented Throughout
- Private Driveway & Garage
- West Facing Rear Garden
- Two Bathrooms



Entrance Hall

Spacious hallway. Hard flooring. Pendant light. Radiator. Access to cupboard space.

Bay Fronted Living Room

Dimensions: 4.93 x 3.93 (16'2" x 12'10"). Dual aspect. Hard flooring. Double glazed bay window. Ceiling rose with pendant Light. Gas fire with surround. Detailed cornice.

Study

Dimensions: 3.91 x 2.60 max (12'9" x 8'6" max). Fitted cabinetry and worktop. Hard flooring. Pendant light.

Dining Room

Dimensions: 4.08 x 3.49 (13'4" x 11'5"). Hard flooring. Sliding patio door to garden. Radiator. Ceiling rose with pendant light. Detailed cornice. Opening to;

Kitchen

Dimensions: 3.58 x 3.21 (11'8" x 10'6"). Range of gloss white shaker style wall and base units with granite work surfaces. Freestanding oven and four ring gas burner. Extractor fan. Space for under counter fridge. Integrated dishwasher. Sink incorporating drainer with swan neck mixer tap. Part tiled walls. Inset spotlights. Hard flooring. Double glazed window. Door to;

Utility Room

Space for additional white goods. Recently fitted boiler. Additional storage space.

Downstairs Shower Room

Refurbished shower room. Tiles walls. Inset spotlights. Walk in shower. Wash hand basin with cabinet space below. Radiator. Obscure double glazed window.

Separate wc

Tiled walls. Close coupled wc. Obscure double glazed window.



Bedroom One

Dimensions: 3.79 x 2.75 (12'5" x 9'0"). Double bedroom located on the ground floor. Hard flooring. Double glazed window. Radiator. Pendant light. Fitted wardrobes.

Stairs To First Floor**Bedroom Two**

Dimensions: 5.14 x 4.14 max (16'10" x 13'6" max). Double bedroom. New carpet. Two dome lights. Two Velux windows. Double glazed window overlooking the garden. Radiator. Sloped ceilings. Access to eaves storage.

Bedroom Three

Dimensions: 4.14 x 2.73 (13'6" x 8'11"). New carpet. Sloped ceiling. Radiator. Velux window. Access to eaves storage.

Upstairs Shower Rom

Shower cubical. Sink with cabinet storage below. Inset spotlights. Obscure double glazed window. Close coupled wc. Additional cabinet storage. Radiator. Extractor fan.



REAR GARDEN

A generous landscaped westerly aspect garden. Mainly laid to lawn with with a brick pathway. Well established shrub borders. Paved patio area to the rear of the property with a timber pergola.

GARAGE

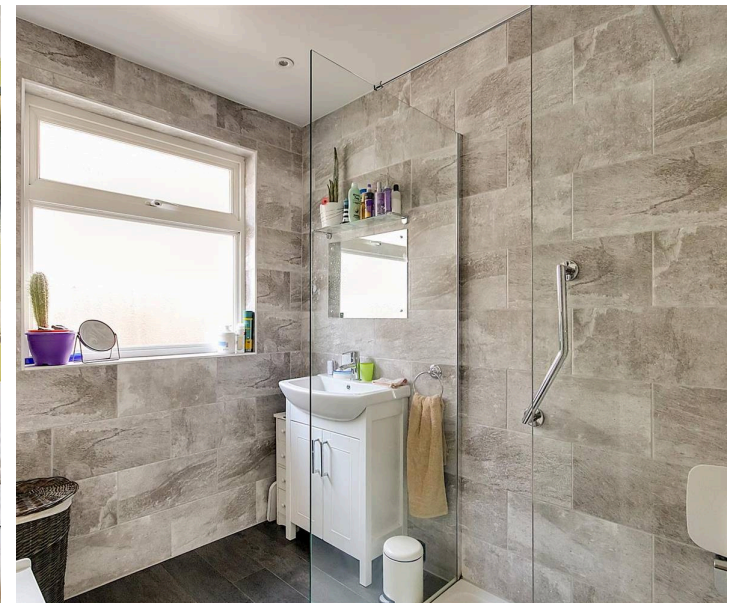
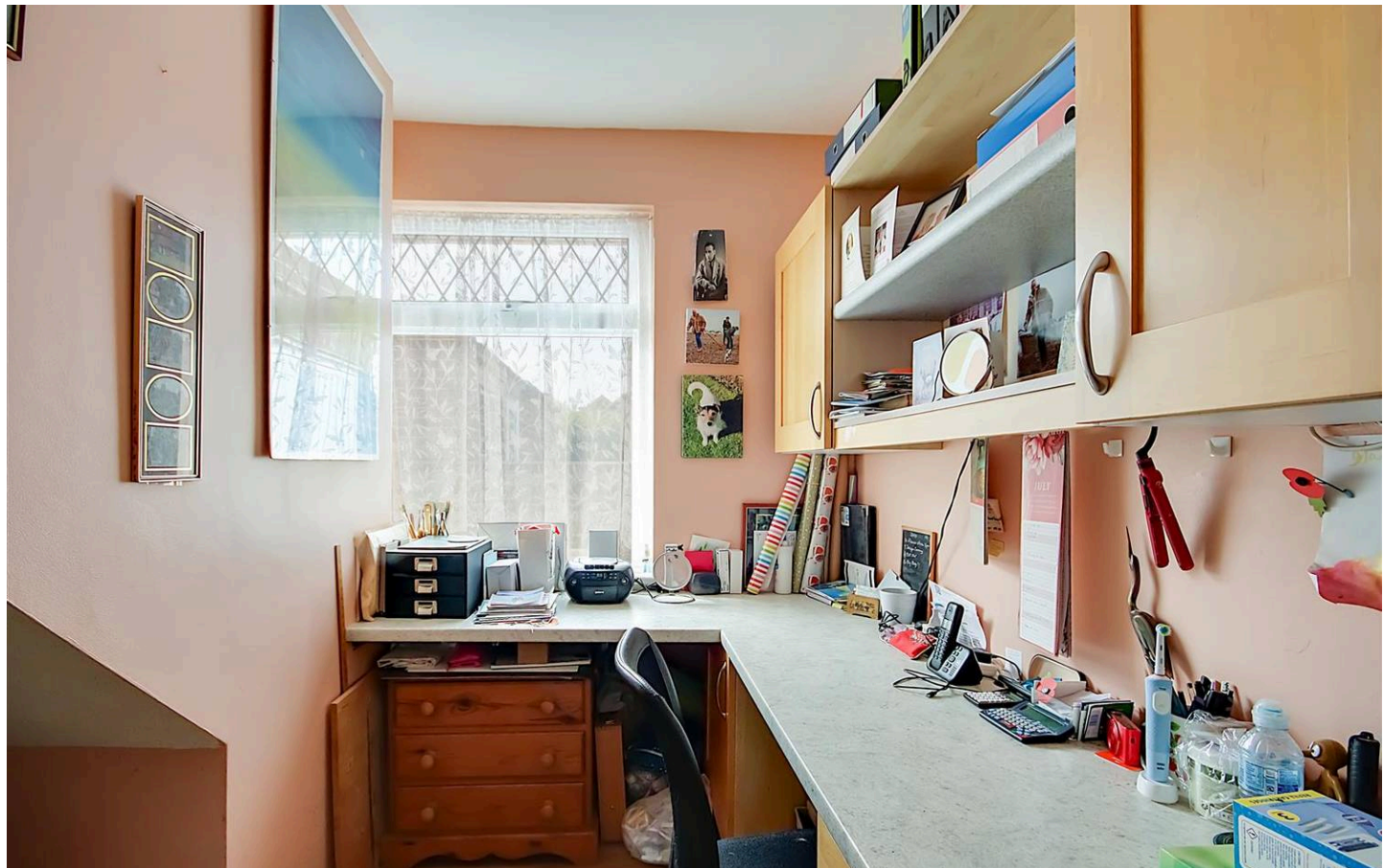
Single Garage

Brick built garage. Access via folding doors or garden. Gas and electric meter.

DRIVEWAY

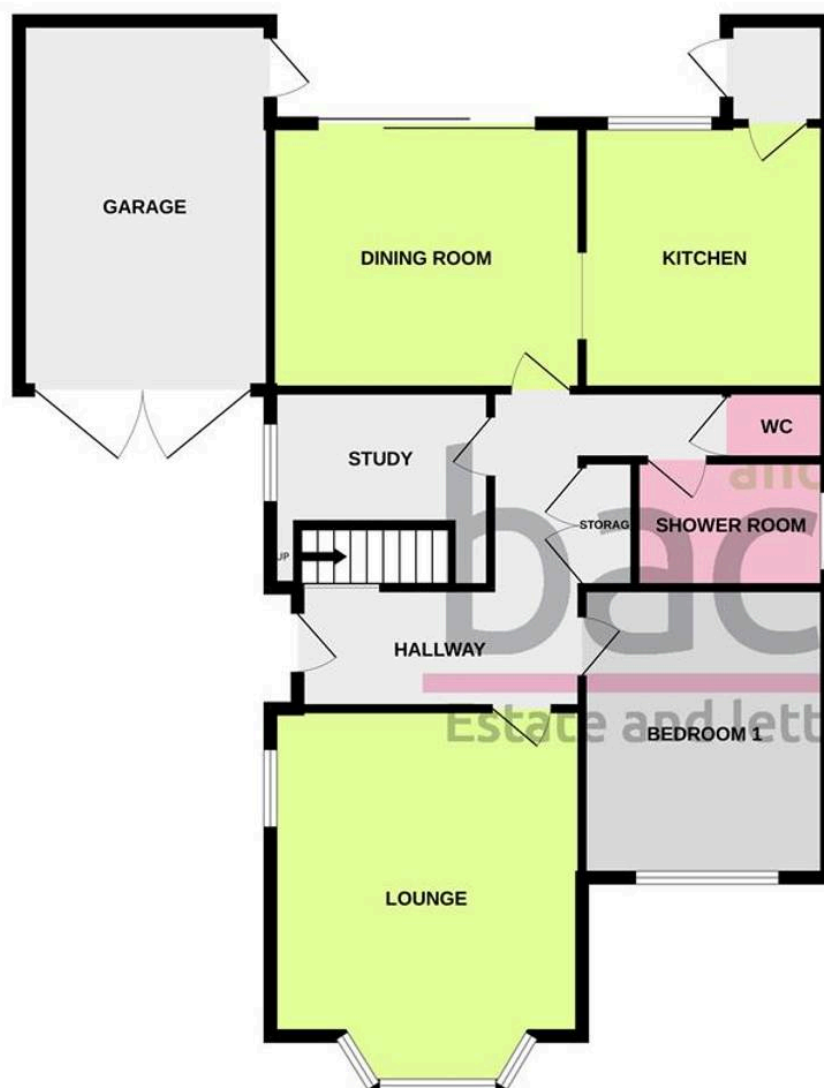
1 Parking Space

Block paved driveway for multiple cars. Additional parking available on street.

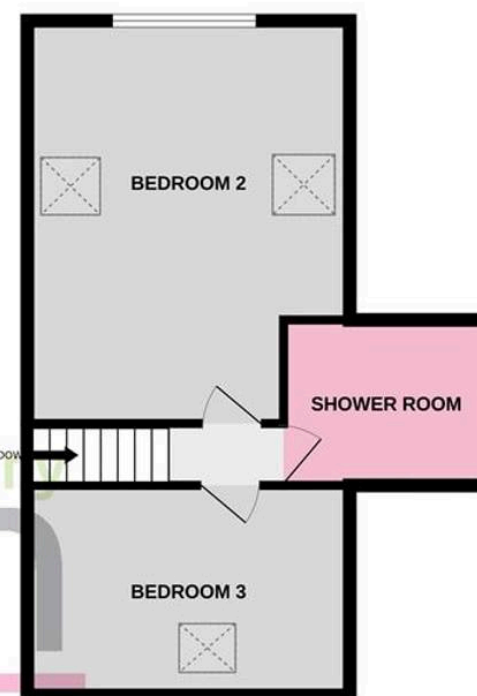




GROUND FLOOR



1ST FLOOR





Bacon and Company

Bacon and Company, 72 Goring Road, Goring-By-Sea - BN12 4AB

01903520002 · goring@baconandco.co.uk · www.baconandco.co.uk

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