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27 Brook Barn Way, Goring-By-Sea - BN12 4DN

£500,000







27 Brook Barn Way

Goring-By-Sea, Worthing

Attractive three bedroom semi-detached house with private drive to garage in the sought after location of West Worthing between Goring Road and the seafront. Briefly the accommodation comprises: entrance hall, ground floor cloakroom, 27ft south facing lounge/diner, double glazed sun lounge, modern fitted kitchen, three bedrooms and bathroom/wc with separate double shower. The property also benefits from double glazing and gas fired central heating. CHAIN FREE.

Externally there is a private drive leading to attached garage with front garden being laid to lawn. One of the features of the property is the secluded south facing rear garden, with 19ft garden room/office/workshop which has power and lighting.

Council Tax band: D

Tenure: Freehold

- Three Bedrooms
- Private Driveway
- Garage with Electric Door
- Large South Facing Garden
- South Facing Balcony
- Chain Free
- Detached Garden Room
- Downstairs Cloakroom

Entrance Hall
Composite part glazed front door leading into hallway. Double glazed window. Radiator. Understairs storage cupboard housing meters.

Lounge/diner
27′ 0″ x 11′ 4″ (8.23m x 3.45m)
Double glazed bay window with fitted plantation blind. Wooden fireplace surround with marble inset. Radiator. Double glazed window and double glazed door leading out to sun lounge.

Kitchen
15′ 7″ x 6′ 6″ (4.74m x 1.99m)
Half tiled. Double glaze windows. Integrated gas hob with extractor fan above with separate integrated oven. matching under the counter and wall mounted cupboards. Integrated fridge freezer, washing machine, dishwasher. Inset spotlighting. Wall mounted heated towel rail. Sink unit with drainer. Cupboard housing boiler. Door leading out to sunroom.

Sun lounge
14′ 0″ x 12′ 2″ (4.27m x 3.71m)
Double glazed windows. Radiator. Tiled floor. Double glazed sliding patio doors leading out to garden.

Cloakroom
Half tiled. Low level wc. Wash hand basin. Tiled floor. Double glazed window.

First floor landing
Approached with stairs from entrance hall. Double glazed window. Access to loft space.

Bedroom One
15′ 3″ x 11′ 0″ (4.65m x 3.35m)
Double glazed bay window with fitted plantation shutters. Radiator.

Bedroom Two
11′ 0″ x 10′ 9″ (3.35m x 3.28m)
Radiator. Double glazed window and double glazed door leading out to:

Full width South facing sun balcony

Bedroom Three





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FRONT GARDEN

Front garden laid mainly to lawn. Flower border.

REAR GARDEN

South facing secluded rear garden being one of the features of the property. Wooden storage shed 12′ x 3′8. Large paved patio areas. Outside water tap. Laid to lawn with raised flower bed and border. Office/shed 19′2 x 9′5 power and light.

GARAGE

Single Garage

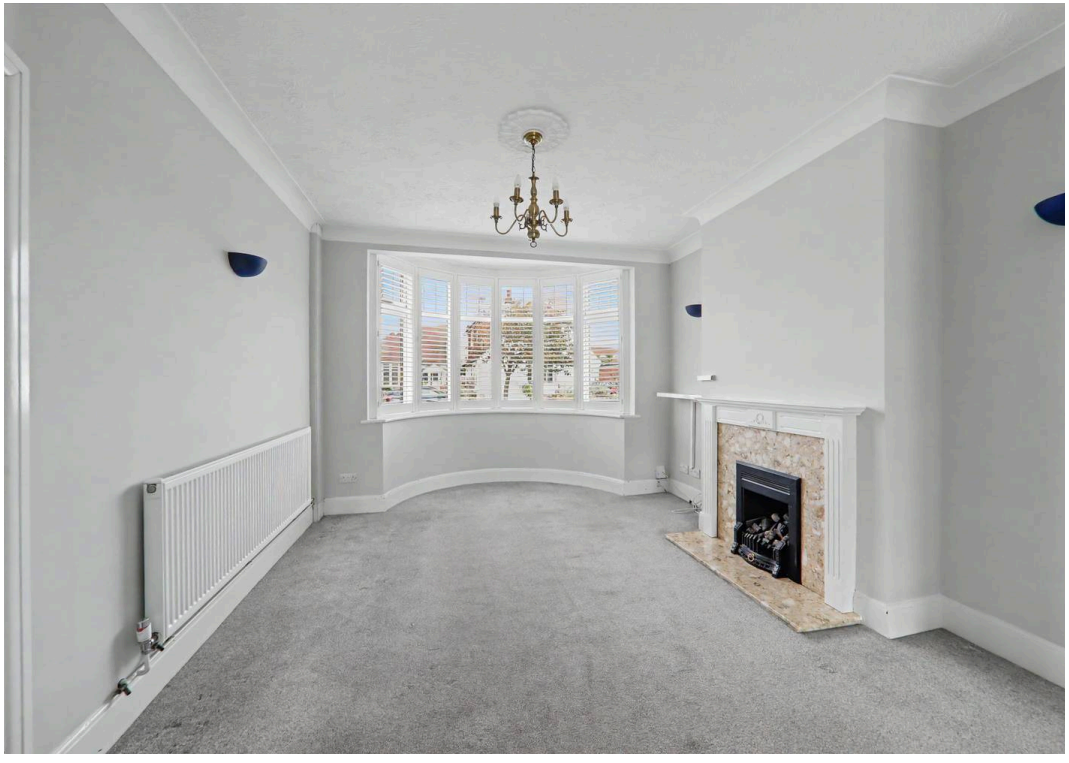
Attached garage. Pitched tiled roof. Power and light. Electric up and over door. Personal door leading out to rear garden.

OFF STREET





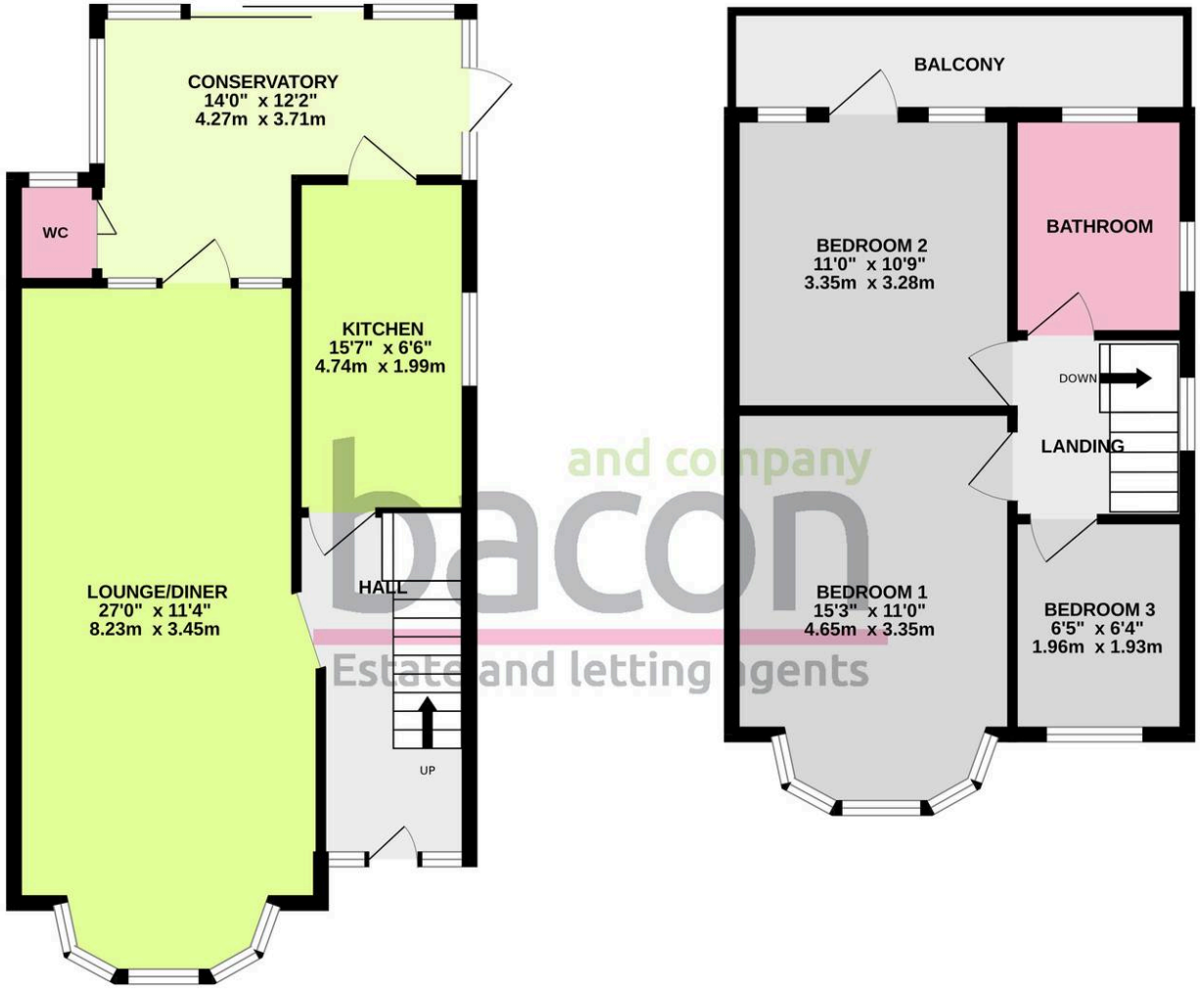






GROUND FLOOR

1ST FLOOR



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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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