



15 Brook Barn Way

, Goring-By-Sea, BN12 4DN

Guide price £550,000

Freehold Council Tax Band E



A beautifully presented two bedroom bungalow with useful loft room, having been extended and greatly improved by the current owners.

In brief, the accommodation comprises double glazed front door with decorative insert into spacious entrance hall, double aspect bay fronted lounge with double doors opening onto the conservatory with a pleasing outlook over the rear garden. There are two ground floor double bedrooms, a beautifully presented kitchen/dining room with walk-in utility room with integrated oven/grill/hob and dishwasher. There is a modern fitted bath and shower room and an additional separate w/c.

To the first floor, there is a useful loft room with window opening onto further roof space with window. Externally, the front garden is arranged to provide off road parking whilst the South facing rear garden is a particular feature of the property, having a large patio area, area of lawn, timber shed and greenhouse. The garden has an extensive range of maturing tree and trouble lined borders.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size, condition and character of this beautiful bungalow.

Situated in Brook Barn Way, the property is ideally located betwixt the beach and the shops at Goring Road. Regular buses serve the area, and Worthing town centre with its more comprehensive range of bars, restaurants, and shopping facilities is approximately two mile distance.

Please contact the vendor's sole agents to arrange your private viewing tool.







Double glazed front door into entrance hall  
8'5 x 9'1 (2.57m x 2.77m)

Double aspect lounge  
12'6 x 17'6 (3.81m x 5.33m)

Conservatory  
15'0 x 11'3 (4.57m x 3.43m)

Kitchen/diner with walk in larder cupboard  
20'9 x 12'2 (6.32m x 3.71m)

Bedroom one (double aspect)  
12'8 x 14'9 (3.86m x 4.50m)

Bedroom two (double aspect)  
9'6 x 14'7 (2.90m x 4.45m)

Family bath & shower room  
11'2 x 7'6 (3.40m x 2.29m)

Narrow stairs to useful loft room  
17'5 x 9'0 (5.31m x 2.74m)

Further eaves storage with restricted head height  
18'0 x 9'11 narrowing to 5'11  
(5.49m x 3.02m narrowing to 1.80m)

Feature South facing rear garden

Front garden

Off road parking





Floor Plan



Viewing

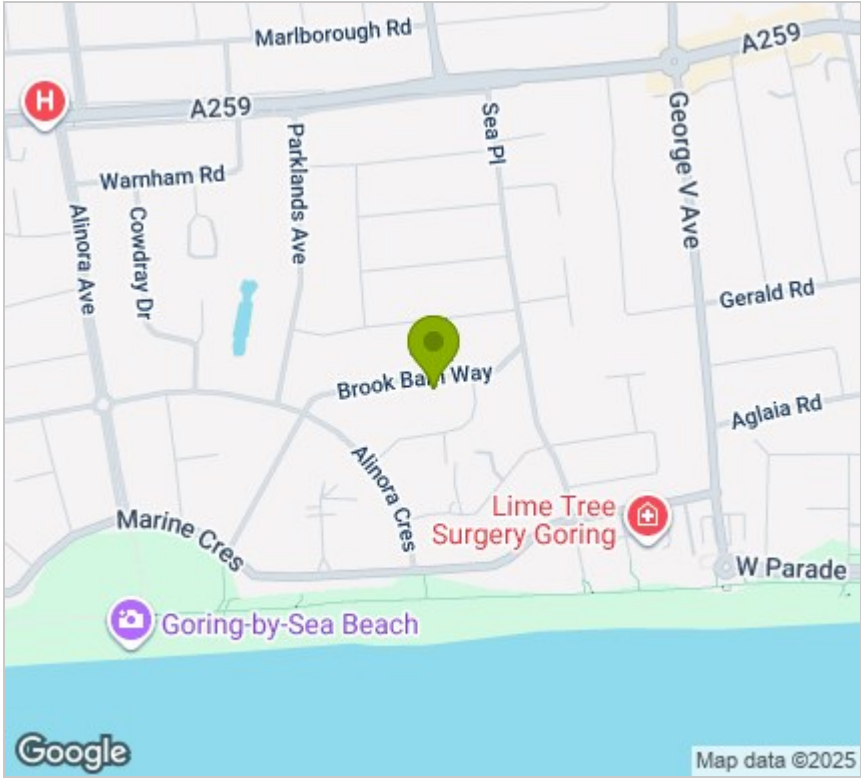
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

