



22 Harwood Avenue

Goring-By-Sea, Worthing, BN12 6EL

Guide price £400,000

Freehold Council Tax Band D

Offered for sale with no onward chain is this extended three bedroom, semi-detached bungalow in a popular residential location.

In brief the accommodation comprises UPVC double glazed front door into entrance with storage cupboards, and access to large loft space via pull down ladder. There is an L-shaped lounge/diner with sliding doors onto the rear garden. The property boasts three double bedrooms, a family bathroom, and a kitchen/breakfast room.

Externally, the front is arranged as parking for several vehicles, which in turn leads to an 18ft long garage with workshop to rear. The rear garden is a particular feature of the property, being well stocked with a profusion of tree and shrub lime borders. There are areas of patio, whilst the remainder is laid to lawn.

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

Situated in Harwood Avenue, the property is ideally located with shops close by. The nearest mainline railway station is Durrington-on-Sea which gives great links to most major towns and cities. Buses also serve the area.

Please contact the vendor's sole agents to arrange a private viewing tour.

Double glazed door to entrance hall
11'2 x 4'1 (3.40m x 1.24m)





Extended L shaped lounge/diner
25'1 narrowing to 11'9 x 15'3
narrowing to 8'0 (7.65m narrowing
to 3.58m x 4.65m narrowing to
2.44)

Kitchen/breakfast room
12'5 x 9'1 (3.78m x 2.77m)

Bedroom one with fitted
wardrobes
11'10 x 14'7 (3.61m x 4.45m)

Bedroom two with bay window
11'3 x 9'1 (3.43m x 2.77m)

Bedroom three
12'0 x 10'7 (3.66m x 3.23m)

Family bathroom

Off road parking

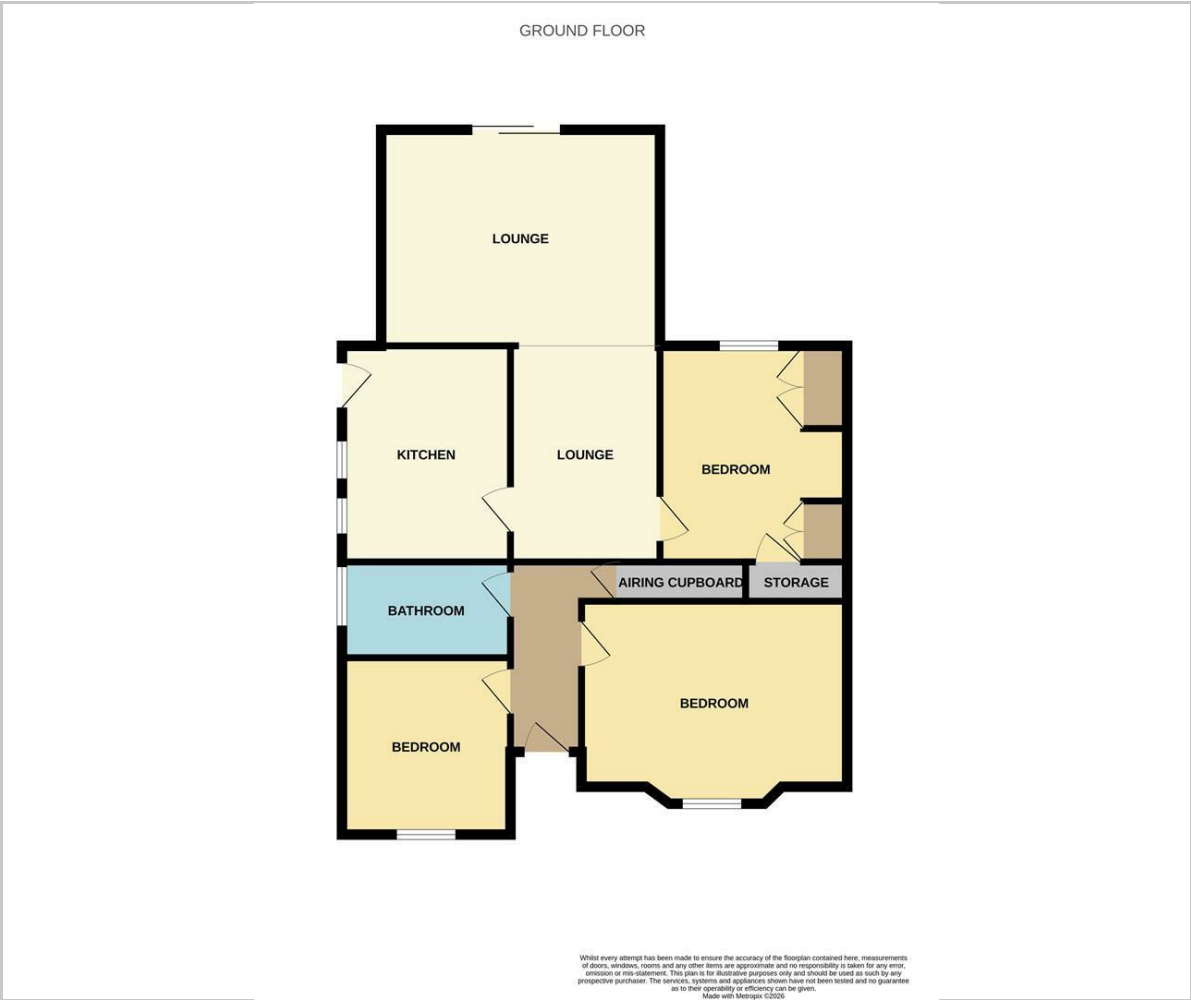
Good size garage

Workshop

Feature rear garden



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

