

14 Patching Close

Goring-By-Sea, Worthing, BN12 6AU

£1,550 Per month

Council Tax Band C



OPEN HOUSE FRIDAY 14TH AUGUST -
By Appointment Only. A well presented
THREE BEDROOM HOUSE situated in
Goring.

In brief the accommodation comprises;
entrance porch, lounge/diner,
kitchen/breakfast room. To the first
floor are three bedrooms and a modern
bathroom.

The front garden is laid to lawn, and
the South facing rear garden is a
particular feature of the property, with
a timber shed and a gate giving rear
access.

Situated off Boxgrove, local shops can
be found nearby, which cater for
everyday needs. The nearest mainline
railway station is Goring by Sea, and
regular buses serve the area. Worthing
town centre with it's more
comprehensive range of pedestrianised
shopping facilities, is approximately
three miles distant.

Offered Unfurnished the property is
available early mid/late August 2026.

ENTRANCE

Entrance Porch

Lounge
14'4 x 14'0 (4.37m x 4.27m)

Kitchen Diner
14'4 x 10'2 (4.37m x 3.10m)

FIRST FLOOR LANDING





Bedroom One
13'11 x 8'1 (4.24m x 2.46m)

Bedroom Two
8'0 x 9'2 (2.44m x 2.79m)

Bedroom Three
5'7 x 8'1 (1.70m x 2.46m)

Bathroom

OUTSIDE

Front Garden

Rear Garden



Floor Plan



Viewing

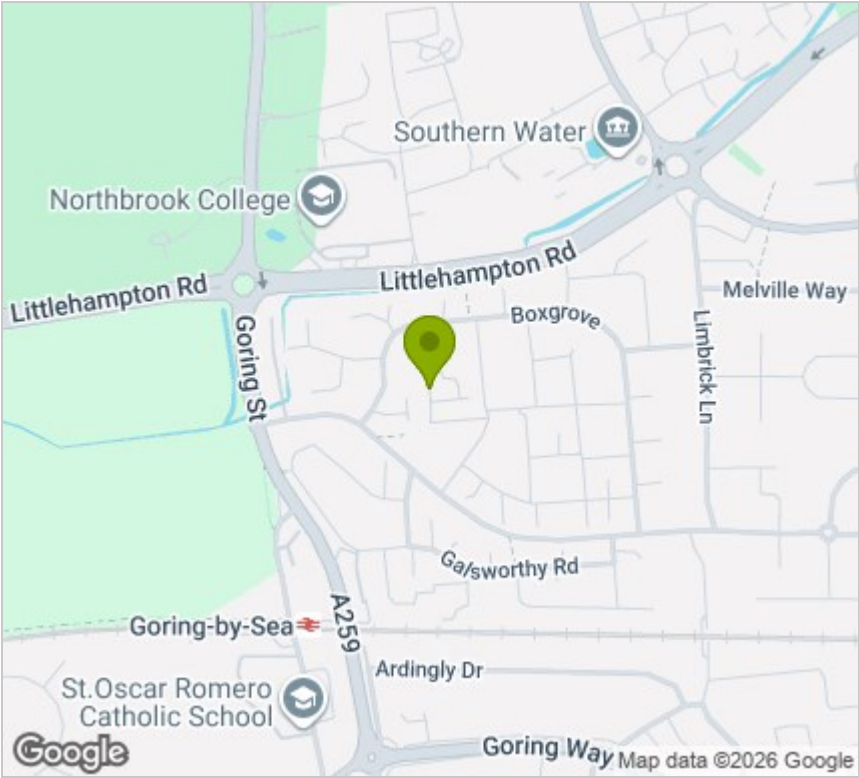
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Area Map



Energy Efficiency Graph

