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Sunny Close, Goring-By-Sea, BN12 4BD

Offers In The Region Of £400,000

Positioned in a highly desirable Goring-by-Sea location, this well-presented home offers an excellent blend of character, comfort and convenience, just moments from the seafront and local amenities.

The property welcomes you with a bright entrance hall leading through to a spacious lounge/diner, complete with stripped wooden floorboards and a feature fireplace, creating a warm and inviting living space. The fitted kitchen is finished in a modern beech and chrome style and comes inclusive of key appliances.

There are two bedrooms, including a generous main bedroom with ample built-in storage, alongside a further smaller double bedroom. The bathroom is well-appointed with a white suite and benefits from a separate walk-in shower.

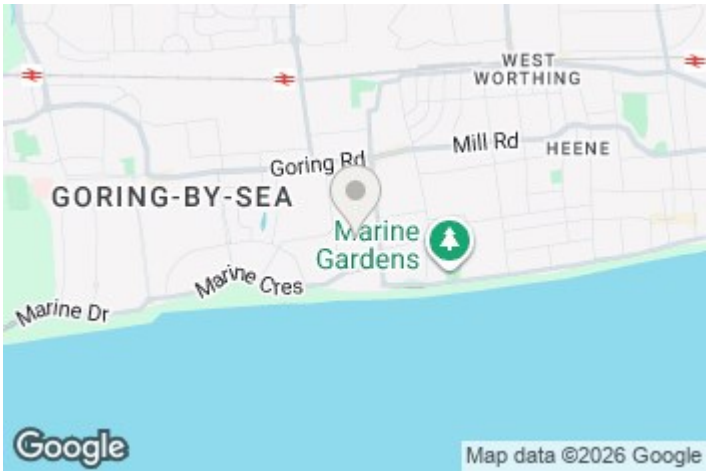
Externally, the property enjoys a good-sized rear garden, ideal for relaxing or entertaining, as well as off-road parking to the front.

2 1 1 D

Council Tax Band: D

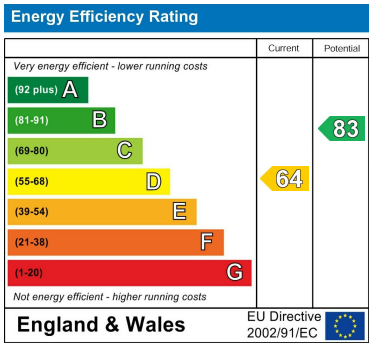
- Sought-after Goring-by-Sea coastal location
- Spacious lounge with feature fireplace
- Modern beech and chrome kitchen
- Ability to extend into the loft space (subject to planning)
- Generous rear garden for entertaining
- Close to seafront and amenities
- Stripped wooden flooring throughout lounge
- Two well-proportioned bedrooms
- Bathroom with separate walk-in shower
- Off-road parking and gas heating

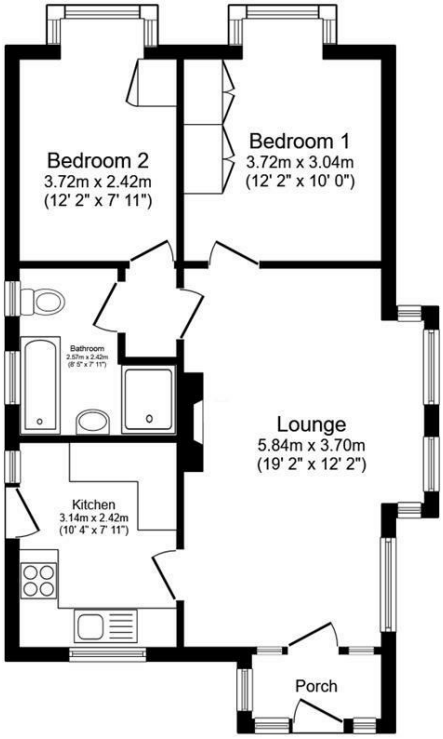
Goring-by-Sea, a coastal suburb of Worthing, beautifully combines seaside tranquillity with modern living. Nestled between the South Downs National Park and the English Channel, the area offers stunning countryside and coastal views. Characterised by tree-lined streets, varied housing options, and easy beach access, Goring-by-Sea provides a peaceful setting with well-regarded schools, shops, and dining options. A strong community spirit and regular local events add to the area's charm, making it an idyllic location that seamlessly blends natural beauty with suburban convenience.



EPC Rating:

D





Floor area 55.7 sq.m. (600 sq.ft.)

Total floor area: 55.7 sq.m. (600 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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