



Cowdray Drive, Goring-By-Sea, BN12 4LJ

Asking Price £675,000

This spacious three bedroom detached bungalow is situated in the favoured Goring-by-Sea area, conveniently positioned within walking distance of the seafront, beach, local bus routes and railway station.

The accommodation includes a welcoming entrance hall with useful fitted storage, an 18' double aspect lounge enjoying South and West facing windows, and a conservatory opening directly onto the attractive gardens. There is also a superb modern fitted kitchen with granite work surfaces, integrated appliances and Range-style cooker.

The property offers three well-proportioned bedrooms and a stylish family bath/shower room with separate corner shower. Outside, the gardens are a particular feature, extending to the front, side and rear with lawns, established borders, patio space and a 15'2 garden cabin with power, light and bar area. A private driveway and garage complete this appealing freehold home. Viewing is highly recommended.

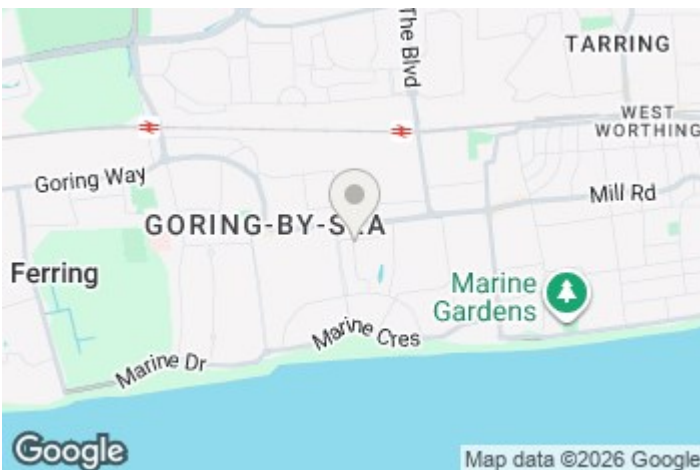


Council Tax Band: E

- Detached bungalow in favoured Goring-by-Sea
- 18' South and West facing lounge
- Superb modern fitted kitchen with granite
- Gardens extending to three sides
- Private driveway providing off-road parking
- Three well-proportioned bedrooms
- Conservatory overlooking feature rear garden
- Stylish family bath and shower room
- 15'2 garden cabin with power
- Garage and double glazing throughout



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 106.7 sq. metres (1148.2 sq. feet)

These floor plans are for illustrative purposes only, are not to scale and should be used as a guide only.

Aspire Residential | Goring-by-Sea

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Real Estate Limited, a Company registered in England and Wales with registration number 11512783. VAT No. 305 0761 37

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.