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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.

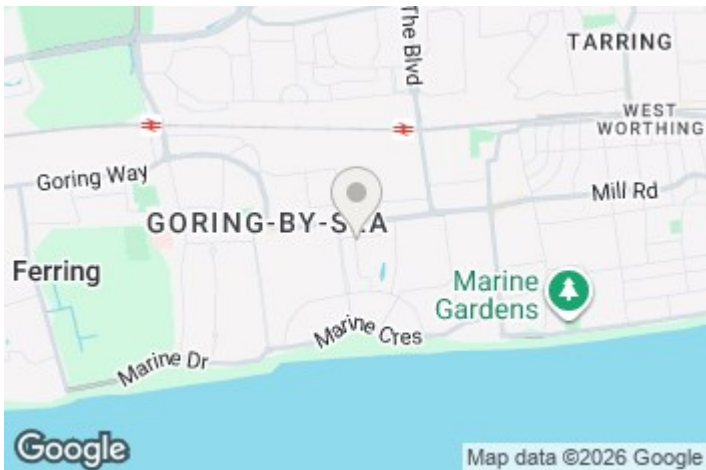


Council Tax Band: E

- 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

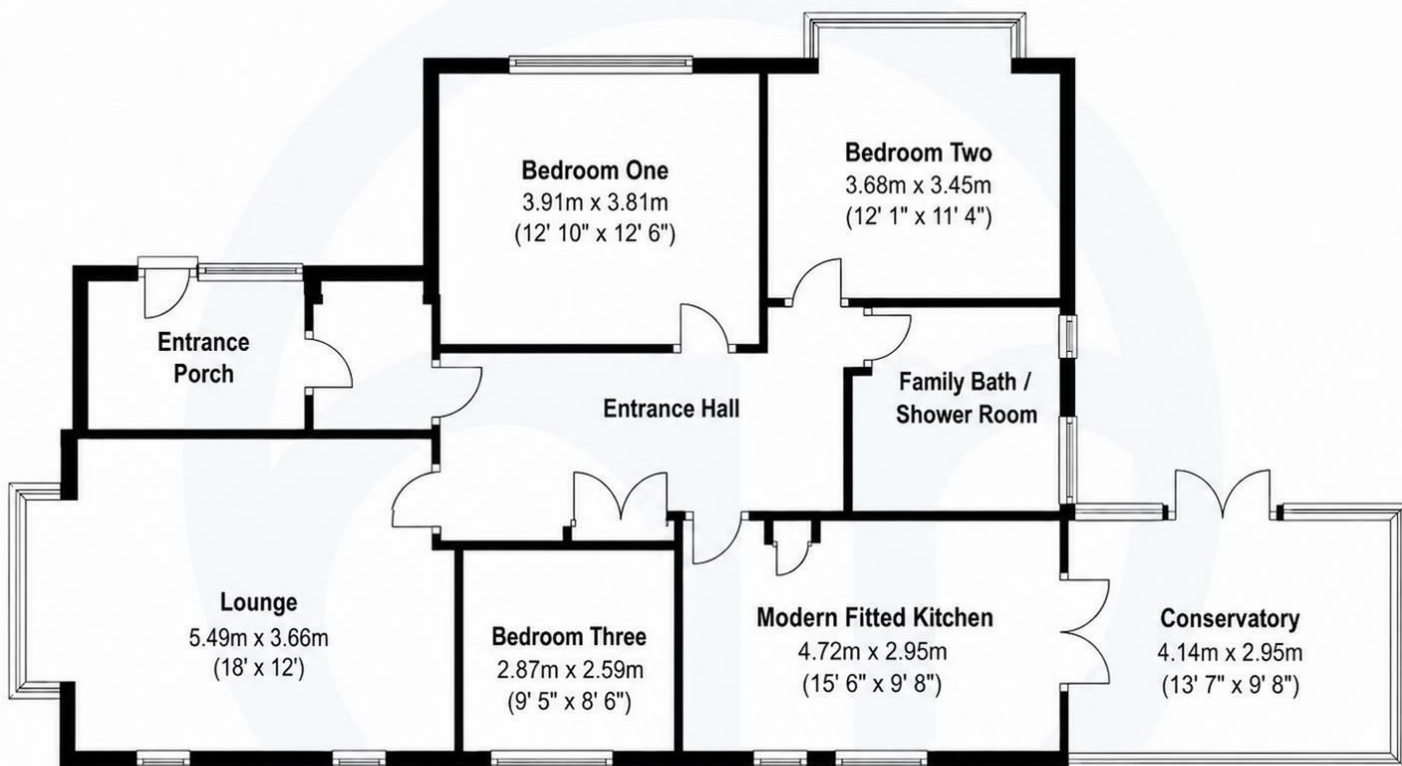


Goring-by-Sea, a coastal suburb of Worthing, beautifully combines seaside tranquillity with modern living. Nestled between the South Downs National Park and the English Channel, the area offers stunning countryside and coastal views. Characterised by tree-lined streets, varied housing options, and easy 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

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