

It's all in the details...



18 Rudgwick Avenue

Goring-By-Sea, Worthing, West Sussex, BN12 5AZ

£475,000

- Detached Bungalow
- 3 Bedrooms
- Conservatory
- Gas Fired Central Heating
- Bay fronted lounge
- Driveway & Garage
- Good Size Rear Garden
- In need of some updating and modernisation.
- Shower room/WC
- 2nd separate WC

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
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Step Inside

Offering a wealth of options for downsizers and growing families, this detached Goring-by-Sea bungalow has plenty of scope to be extended and updated to perfectly suit your own needs (STNC). Sitting back from a wide sought after avenue it is within easy reach of local amenities and only a gentle stroll to the beach.

A walled front garden with lawn and driveway give an inviting introduction and hint at the considerable plot that the property occupies. Inside, a central entrance hall is light and bright and leads the way to a double aspect sitting room with the charm of a bay window and fireplace. A separate dining room that could also be used as a third bedroom opens onto a conservatory which overlooks and gives access to the mature easterly facing rear garden. There is also a additional bedroom.

An impressively sized kitchen is fitted with wall mounted and floor cabinets, integrated oven and a gas hob. Designed to accommodate additional freestanding appliances, its wrap-around layout provides a notable measure of storage and workspace. A door leads into the conservatory again providing further access to the patio and gardens.

Depending on your desired configuration the two or three bedrooms share a shower room/WC. An additional separate WC completes this Goring-by-Sea bungalow.

Step Outside

At the front of the property a walled front garden gives a great sense of distance from passers-by with its established large lawn and mature planting. To the side a driveway combines with the attached garage to provide private off-road parking for several vehicles.

To the rear an easterly facing garden has a patio that's ideally sized for al fresco dining. There is a large lawn and a wealth of established shrubs which add colour and interest throughout the seasons.

It is good to note that the footprint of the garden and the loft add the option of extending the bungalow and generating extra living space designed to reflect your own tastes and needs (STNC).

In your local area

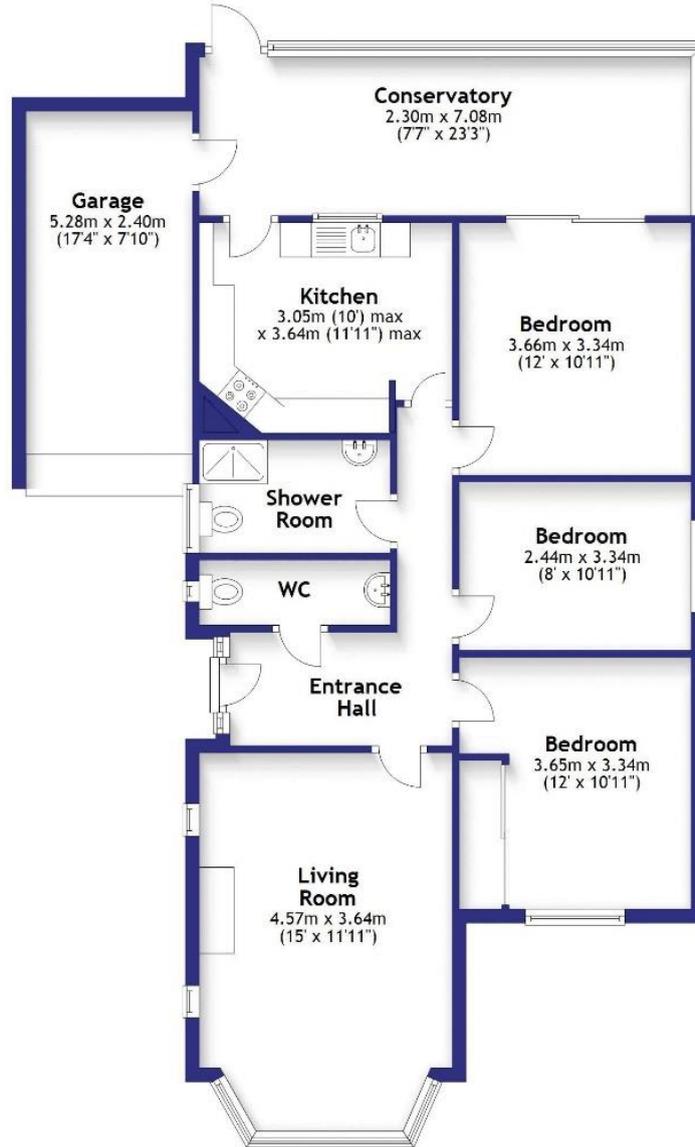
Situated under a mile from the beach and Greensward, this detached residence benefits from easy access to the shops, cafes and amenities of Goring Road. The A259 and coast road both provide convenient routes to the centre of Worthing where there is plenty of additional choice, bars, restaurants and supermarkets such as Waitrose and Marks & Spencer.

Bus routes pass nearby and Goring by Sea mainline station is a short walk away and has regular commuter services.



Ground Floor

Approx. 96.9 sq. metres (1043.4 sq. feet)



Total area: approx. 96.9 sq. metres (1043.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Additional Information

Tenure: Freehold

Council Tax: Adur & Worthing Band E

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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