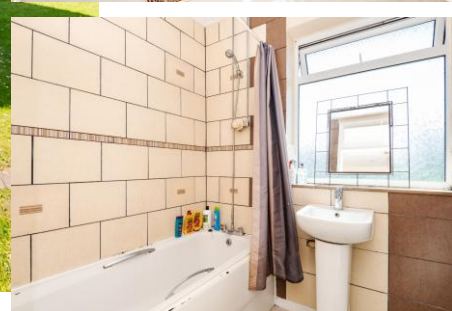


It's all in the details...



78 Mulberry Lane

Goring-By-Sea, Worthing, West Sussex, BN12 4QT

Offers Over £300,000

- Mid terrace 3 bedroom house
- Spacious accommodation
- Modern kitchen
- Bathroom/WC
- GFCH. Double glazing
- Secluded rear garden with brick storage sheds
- Through lounge/dining room
- No ongoing chain

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01903 501105 | goring@staffordjohnson.co.uk

Step inside

A spacious 3 bedroom mid terrace house. The accommodation includes, entrance hall, good size double aspect lounge/dining room, modern kitchen and to the first floor there are 2 double bedrooms and a further single bedroom. There is a bathroom/WC. The property is offered for sale with no ongoing chain and internal viewing is recommended.

Step outside

The front garden is mainly laid to lawn with pathway leading to the front door and there is a sideway leading to the good size rear garden. The rear garden is mainly laid to lawn and is well screened by hedging. There is a paved patio area with built in seating and table as well as two brick built storage sheds.

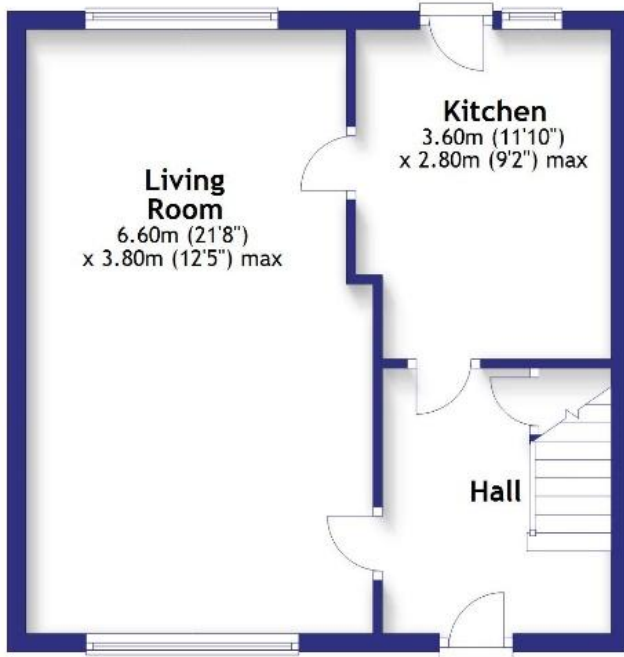
In your local area

The property offers easy access to the wide range of shops, cafes, restaurants and amenities of Aldsworth Parade and Goring Road. The seafront is a leisurely stroll down tree lined Sea Lane and there are of pleasant walks along Goring's historic Ilex Way. Nearby Ferring has a village feel and additional amenities. The A259 and coast road both offer routes to the centre of Worthing where the bustling high street has plenty of choice for shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer. Schools for all age groups are within easy reach of the property. The coast road connects directly to Portslade, Hove and Brighton, while the A27 supplies convenient commuter routes. Goring by Sea and Durrington-on-Sea mainline station are within easy reach with regular commuter services.



Ground Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



Total area: approx. 88.4 sq. metres (951.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(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: Worthing & Adur Council

- Band C

Flood Risk: Rivers & Seas – Very Low

Surface Water – Very Low

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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