

*It's all in the details...*



## 8 Midhurst Drive

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

£490,000

- Chain Free
- Semi-Detached Bungalow
- Less Than a Mile from the Beach
- Attached Garage and Driveway Parking
- Large West-Facing Rear Garden
- Plenty of Potential to Extend (stp)
- Well-Presented Interior with Scope to be Updated
- Excellently Sized Living Room with French Doors to a Lean To
- Two Double Bedrooms
- Fully Fitted Country Kitchen

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## **Step Inside**

Offering the best of both worlds, this impressive semi-detached property sits back from a tree-lined road. With easy access to a popular row of local shops and the mainline station it is only a gentle stroll to the beaches of both Ferring and Goring. Well-presented and benefiting from gas central heating and double glazing, a naturally flowing layout opens onto a superbly sized west-facing garden that gives this bungalow ample potential to be extended (STNC).

A walled front lawn combines with the wide grass verges and mature trees of the road to provide a welcoming first impression. Inside, a central entrance hall gives a great sense of space and opens into a notably large living room where the original fireplace has the option of being reinstated to create a traditional focal point. The generous dimensions of the room easily accommodate a delineated dining area and have French doors that extend the space further by opening into a lean-to that leads out to the patio.

Across the entrance hall a traditional country kitchen is fully fitted with oak cabinets that can house an array of freestanding appliances. A fully glazed door provides further access to the patio making it easy to enjoy al fresco meals and the wrap-around layout provides an excellent level of storage and workspace.

Two double bedrooms produce flexible accommodation for family, guests or anyone working from home, and whilst one has bay windows they both benefit from modern fitted wardrobes with sliding doors. A family bathroom has the potential to be refreshed with a contemporary suite and a separate WC completes this bungalow.

## **Step Outside**

Behind a feature Weeping Willow tree on Midhurst Drive, the walled front garden of this chain free residence has an easy to maintain established lawn. To its side a private driveway and attached single garage combine to supply off-road parking for several vehicles.

To the rear of the property the glazed doors of the lean-to and kitchen connect with the stone paved patio of an enclosed west-facing garden. Commendably large and bordered by high fencing that gives a great degree of privacy and seclusion, its extensive lawn is framed by a selection of mature trees and shrubs that add colour and greenery throughout the seasons. It is good to note that the footprint of the garden adds the option of extending the bungalow and generating extra living space designed to reflect your own tastes and needs.

## **In your local area**

Situated under a mile from the beaches and Greensward of Ferring and Goring-by-Sea, this semi-detached property offers easy access to the popular parade of local independent shops, cafes and amenities on Ferring Street. The high street shops of nearby Goring Road offer further choice. The A259 and coast road both offer routes to the centre of Worthing where there is plenty of choice for shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer.

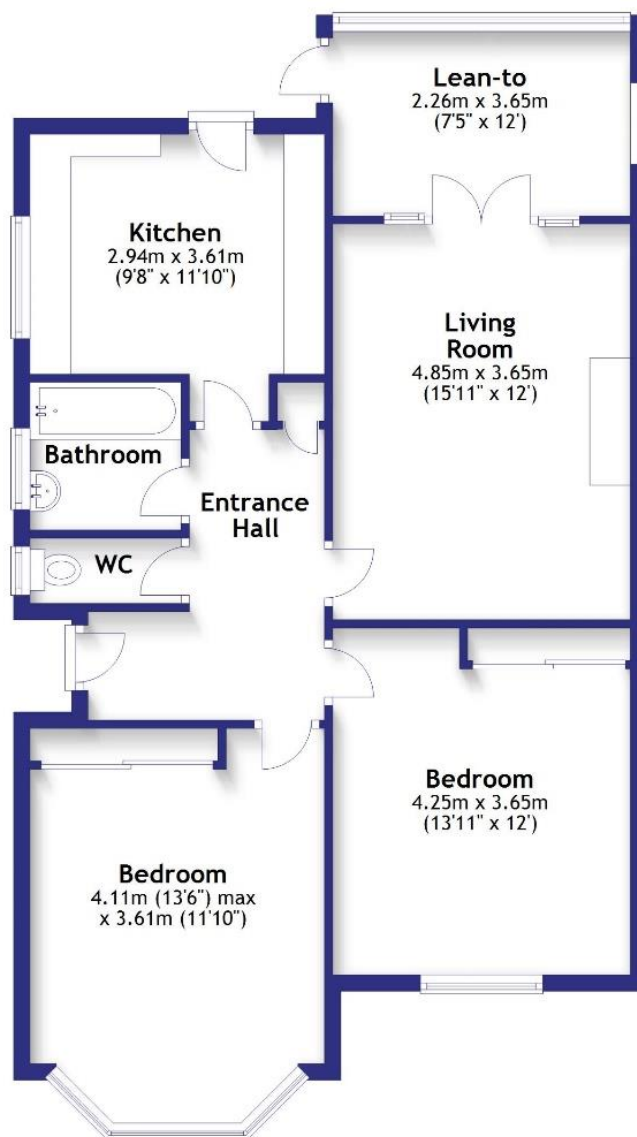
Local schools include Ferring Pre-School, Ferring C of E Primary School and St. Oscar Romero Catholic School. The coast road connects directly to Portslade, Hove and Brighton, while the A27 supplies convenient commuter routes. Goring-by-Sea mainline station is approximately 0.5 miles with regular commuter services.





## Ground Floor

Approx. 83.8 sq. metres (902.3 sq. feet)



Total area: approx. 83.8 sq. metres (902.3 sq. feet)

### Additional Information

**Tenure:** Freehold

**Council Tax:** Worthing & Adur Council – Band D

#### 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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