

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



## 90 Windermere Crescent

Goring-By-Sea, Worthing, West Sussex, BN12 6LB

£399,995

- Semi detached bungalow
- Westerly rear garden
- 3 bedrooms
- Lounge
- Kitchen & Utility Room
- Private drive to Garage
- Conservatory
- GFCH. Double glazing.

[www.staffordjohnson.co.uk](http://www.staffordjohnson.co.uk)

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## **Step Inside**

Sitting back from a pretty tree-lined crescent in the heart of Goring, this attractive semi-detached bungalow has been refreshed and enhanced by the current owner and offers light, bright and versatile living accommodation

The entrance hall leads the way to an outstanding westerly living room which leads to a conservatory that overlooks the rear garden. Spacious dimensions provide plenty of opportunity for ample seating. Across the hallway a double aspect kitchen is fitted with a range of floor and wall mounted cabinets with contrasting countertops. With dedicated space for a freestanding washing machine and fridge freezer, integrated appliances include an oven and hob. A door then leads out to a second conservatory/utility area and out into the garden.

Equally ideal for a growing family, downsizers and anyone hoping for a dedicated home office/study/hobby room, three more than generously proportioned bedrooms offer the flexibility to cater to your own needs. The master bedroom has a range of fitted wardrobe cupboards. A modern bathroom with white suite and a separate WC complete the accommodation.

## **Step Outside**

To the rear, the doors of the conservatory open into a charming westerly facing garden which has been laid predominantly to lawn and a secluded paved patio offers a space in which to relax and unwind. A timber garden shed offers storage. A private driveway provides off road parking for several vehicles and leads to a single garage.

## **In your local area**

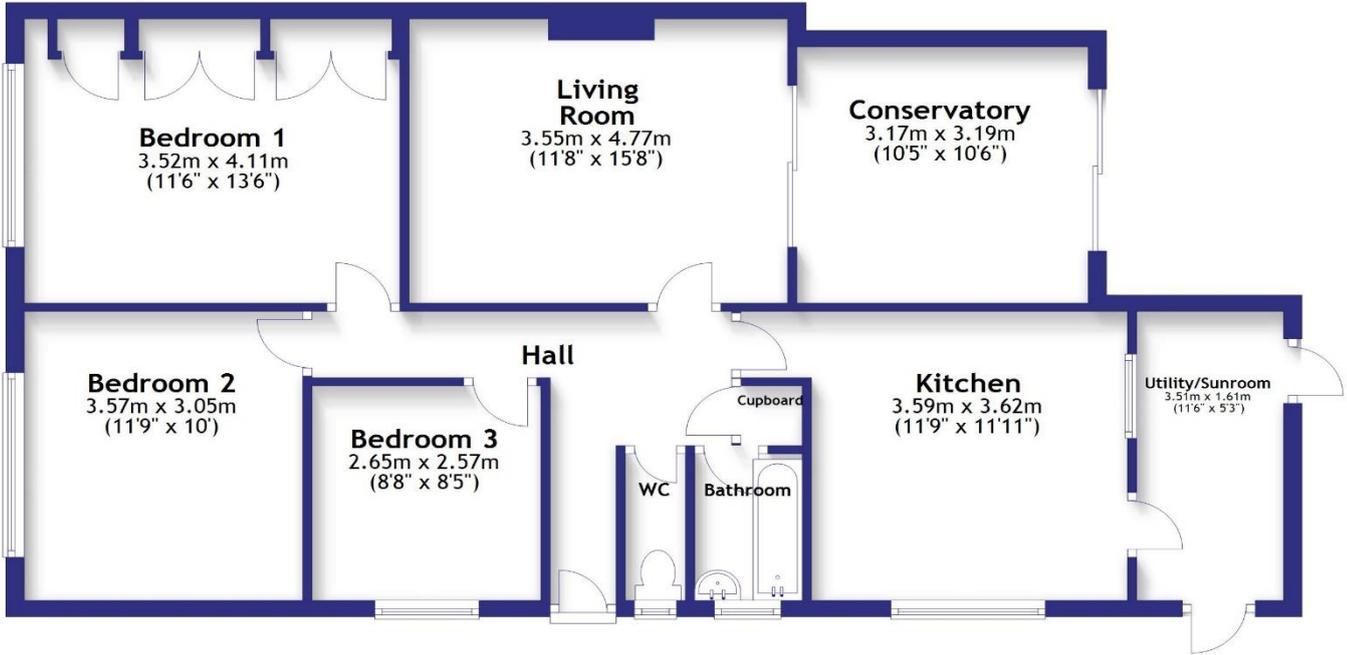
Within easy reach of the green open spaces of Longcroft Park, the South Downs and the ever popular Highdown Hill and Gardens, this modern property is situated in a popular residential area in the heart of Goring only two and a half miles from the centre of Worthing. The Boulevard makes it easy to enjoy a day on the beach, Palatine Road has local shops and a post office, and next to the village green Goring Road has offers choice of cafes and amenities as well as a popular Farmers Market. Local schools include Durrington High School and Northbrook Metropolitan College, and Goring-by-Sea C of E Primary Schools, Orchards Junior School and Chatsmore Catholic High School are all currently rated as Good by Ofsted.

The A27 and A259 supply convenient commuter routes, and Durrington-on-Sea mainline station is less than a mile.



## Ground Floor

Approx. 93.1 sq. metres (1002.5 sq. feet)



Total area: approx. 93.1 sq. metres (1002.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Additional Information

**Tenure:** Freehold

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

**Flood Risk:** Surface Water – Very Low

Sea & Rivers - 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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