



# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



## **Cowdray Close, Worthing, BN12 4LQ – £750,000**

Aspire Residential are delighted to bring to the market this generously sized three bedroom detached bungalow in sought after Goring. Internally the property has very spacious rooms, including a large kitchen and lounge, all of which have been completed to a high and modern standard. Additional benefits include two garages and a great sized wraparound garden. Ideally located, this property is within a short walk of local shops and stones throw from the seafront.

### **Key Features:**

- **Modern Detached Bungalow**
- **Two Garages**
- **Superbly Located**
- **Three Double Bedrooms**
- **EPC - Ordered**
- **Wrap Around Garden**
- **No Forward Chain**

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

28 Goring Road, Worthing, BN12 4AD  
01903 259961    [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



### Entrance Door

Frosted double glazed door into:

### Hallway

Spotlights throughout. Access to loft. Storage cupboard. Radiator to side wall. Thermostat control. Engineered wood floor.

### Bedroom Two *14' 3" Max x 11' 11" (4.34m x 3.63m)*

Double glazed double aspect windows with radiators below. Additional radiator to rear wall. Raised TV point. Parquet flooring.



### En-suite

Corner unit sink. Button flush W/C. Parquet flooring.

### Bathroom

Double glazed frosted windows to side. Floor to ceiling tiled walls. Spotlights. Double width shower with glass sliding door. Modern clawfoot bath with individual hot and cold chrome taps. Wash hand basin inset to vanity unit. Button flush W/C. Radiator to side wall. Tiled floor throughout.



### Master Bedroom *17' 0" x 11' 11" (5.18m x 3.63m)*

Double aspect windows. Two radiators to front and rear walls. TV point. Opening for feature fireplace. Parquet flooring.

### Bedroom Three *13' 8" x 10' 5" (4.16m x 3.17m)*

Double glazed windows with radiator below. TV point. Engineered wood flooring.



**Kitchen** 27' 2" x 12' 3" (8.27m x 3.73m)

Double glazed windows and sliding doors. Spotlights throughout. Matching range of high gloss wall and base units. Porcelain sink inset to granite worktop with mixer tap and draining board. Space for "Range Master" style cooker, washing machine and fridge freezer. Extractor fan fixed to side wall. Radiator. Space to dine. Parquet and engineered wood flooring.

**Lounge** 22' 0" x 12' 9" (6.70m x 3.88m)

Triple aspect double glazed windows and doors. Two radiators. TV point. Phone point. Engineered wood flooring.

**Lean to**

Entrance door to either side. Two storage cupboards. Tiled floor.

**Garage One** 16' 7" x 8' 2" (5.05m x 2.49m)

Manual up and over door. Power and lighting.

**Garden**

Wrap round garden covering south, east and west aspect. Fence enclosed with decorative shrubbery throughout. Mainly laid to patio with decorative shingles and part lawn.

**Garage Two** 13' 3" x 23' 1" (4.04m x 7.03m)

Electric roller door. Electric points and lighting throughout.

**Agents Notes**

New boiler installed with 10 year guarantee.

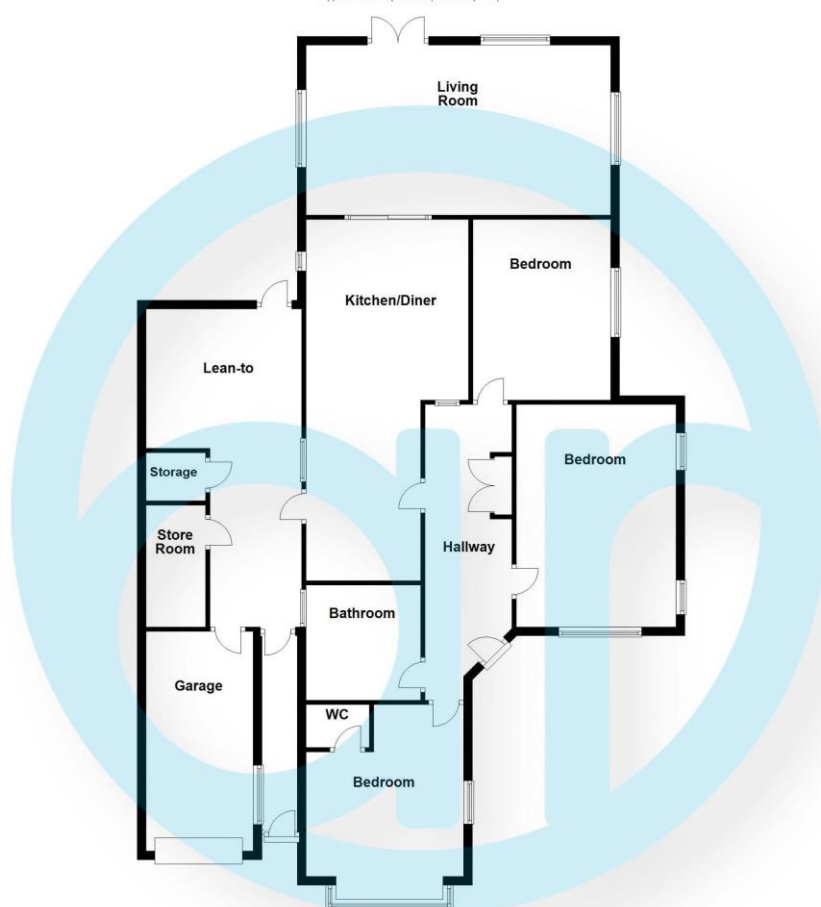








**Floor Plan**  
Approx. 162.4 sq. metres (1748.1 sq. feet)



Total area: approx. 162.4 sq. metres (1748.1 sq. feet)

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