



3 Wavertree Road, Worthing, BN12 6DE - £325,000

Aspire Residential are excited to bring to the market this FOUR BEDROOM mid terrace house in Goring By Sea. Internally the property offers an entrance hallway, lounge/dining room, kitchen/breakfast room, utility room, downstairs W/C, shower room and four bedrooms. Externally the property offers off road parking and a generous west facing garden. Benefits include a LOCAL MAINLINE TRAIN STATION & PARADE OF SHOPS, POTENTIAL OFFICE SPACE, A LOCAL DOCTORS SURGERY and OFF ROAD PARKING.

Key Features:

- **Four Bedroom Mid Terrace**
- **Short Walk To A Mainline Train Station**
- **EPC - Ordered**
- **Large West Facing Garden**
- **Off Road Parking**
- **Downstairs W/C**

www.aspireresidential.co.uk

28 Goring Road , Worthing, BN12 4AD
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Entrance Door

Double glazed door into:

Hallway

Radiator to side wall. Wood effect flooring.

Lounge/Dining Room 21' 1" x 12' 10" into recess (6.42m x 3.91m)

Double glazed to front and rear of the property. Exposed brick fire place feature. Two Radiators. Carpets.



Kitchen/Breakfast Room 13' 8" x 10' 5" (4.16m x 3.17m)

Double glazed door to rear. Matching range of wall & base units. Part tiled walls for splash back. Stainless steel sink inset to worktop. Space provided for a cooker, fridge/freezer & dish washer. Space for breakfast table. Under stairs storage cupboard. Vinyl flooring.

Lean to/Utility Room

Part double glazed, part brick built. Space & plumbing for washing machine. External L shaped storage room which could be used as office space. Tiled flooring.



Downstairs W/C

Accessed via the utility room. Button flush W/C. Corner unit wash hand basin. Tiled floor.

Stairs up to:

Landing

Access to loft space.

Shower Room

Double glazed frost windows to rear. Part tiled walls throughout. Wet room shower facilities with soak away floor. Button flush W/C. Chrome heated towel rail. Pedestal wash hand basin. Vinyl flooring.

Bedroom Three *11' 10" x 7' 4" (3.60m x 2.23m)*

Double glazed window to rear. Radiator to side wall. Built in cupboards. Carpets throughout.

Bedroom Four *8' 3" x 7' 0" (2.51m x 2.13m)*

Double glazed window to front. Radiator. Carpets.

Master Bedroom *11' 10" x 10' 6" (3.60m x 3.20m)*

Double glazed window to rear. Built in wardrobes. Radiator. Carpets.

Bedroom Two *13' 10" into recess x 8' 10" (4.21m x 2.69m)*

Double glazed window to front. Radiator. Carpets.

West Facing Garden

Patio space for dining, extending into lawn which is enclosed by fencing & shrubbery.

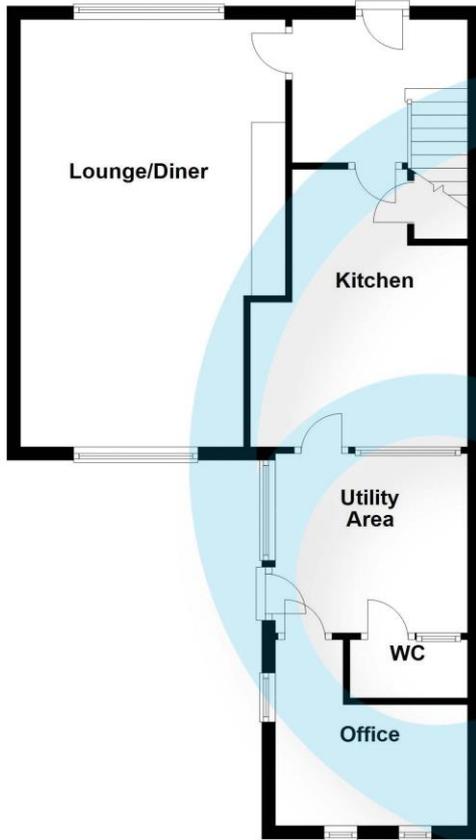
Off Road Parking

To the front of the property with space for 2 -3 vehicles.



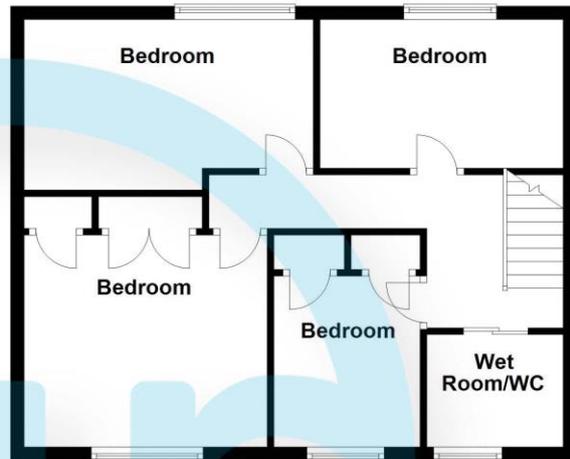
Ground Floor

Approx. 58.7 sq. metres (631.6 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



Total area: approx. 109.9 sq. metres (1183.1 sq. feet)

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