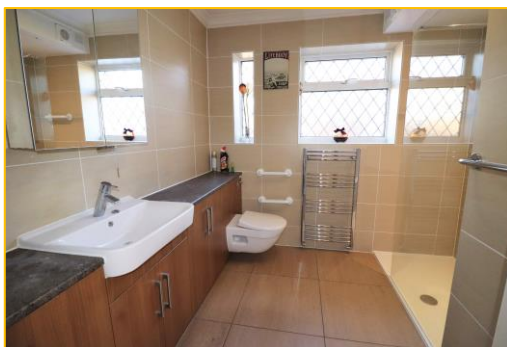




- DETACHED BUNGALOW IN SOUTH GORING
- 2/3 BEDS, 2/3 RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING FOR SEVERAL CARS
- CLOSE TO LOCAL AMENITIES & SEA
- AVAILABLE STRAIGHT AWAY



**Crowborough Drive**  
 Worthing BN12 4UQ

**Monthly Rental Of**  
**£1,800**

A fantastic opportunity to let this three bedroom detached bungalow in the sought after location of South Goring close to local amenities and Goring sea front. The property comprises an entrance hall, 17ft9 lounge, 12ft dining room (which could be used as bedroom 3), 12ft kitchen a 13ft sun room, two further double bedrooms, bathroom and a utility area with a separate WC to the rear of the garage. Outside there is off road parking for several cars to the front and a South facing rear garden.

**Entrance Hall**

L-Shape with a double glazed door to the side. Two double glazed windows to the side. Single panel radiator. Airing cupboard. Loft access.

**Lounge** 17' 9" x 12' 0" (5.41m x 3.65m)

Double glazed bay window to the front. Two leaded light double glazed windows to the side. Three double panel radiators. Electric fire with timber surround.

**Kitchen** 11' 10" x 10' 0" (3.60m x 3.05m)

Double glazed door to the rear. Double glazed window to the rear. Worktops with inset one and half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Double oven. Four ring hob with extractor unit over. Integrated fridge and freezer. Space and plumbing for a washing machine.

**Conservatory** 13' 1" x 8' 0" (3.98m x 2.44m)

Brick base with double opening, double glazed doors to the rear garden. Double glazed windows to three sides. Two single panel radiators.

**Dining Room / Bedroom 3** 12' 0" x 10' 10" (3.65m x 3.30m)

Double glazed sliding door to the conservatory. Double panel radiator.

**Bedroom 1** 19' 6" x 11' 0" (5.94m x 3.35m)

Double glazed window to the front. Range of fitted wardrobes and drawers. Single panel radiator.

**Bedroom 2** 11' 0" x 8' 0" (3.35m x 2.44m)

Double glazed window to the side. Double panel radiator.

**Bathroom** 8' 5" max x 8' 5" (2.56m x 2.56m)

Two leaded light double glazed windows to the side. Double width walk in shower with glazed screen. Wash hand basin with vanity cupboards below. Low level WC. two heated towel rails.

**Garage** 17' 7" x 8' 0" (5.36m x 2.44m)

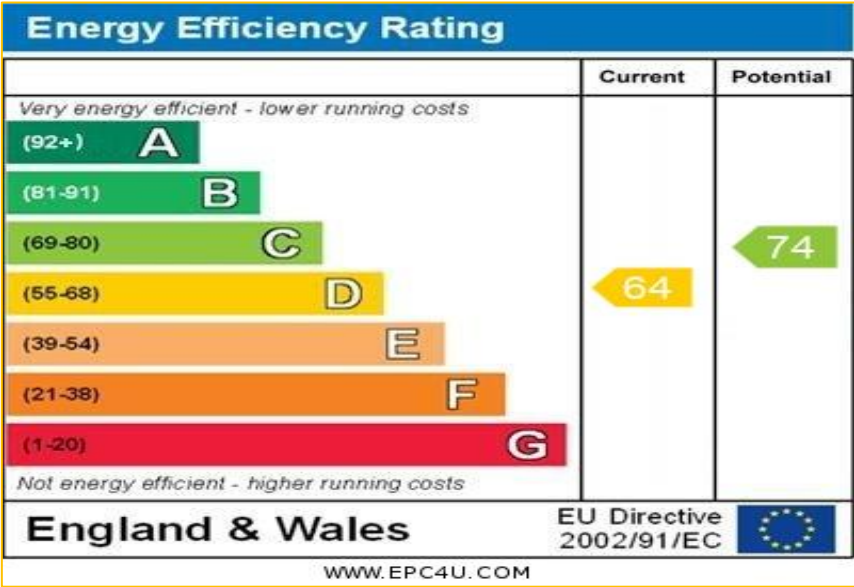
Roller door to the front. Sectioned off utility area to the rear with worktop and sink. Space and plumbing for a washing machine. Space for a fridge. Door to cloakroom with low level WC.

**Front garden**

Mainly block paved providing off road parking for several cars.

**Rear Garden**

Being of a Southerly aspect and mainly laid to lawn with a paved patio area and a sun terrace.





**traditional values** modern thinking