



36 Brook Barn Way, Worthing, BN12 4DW

Price £525,000

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PRICE GUIDE £525,000 to £550,000

We are delighted to bring to the market this beautifully presented detached house in the heart of Goring-By-Sea. Internally the accommodation briefly comprises; living room with bay window. Separate dining room. Well presented fitted kitchen. additional conservatory. You also have the benefits of a downstairs cloakroom. Upstairs you are presented with two fantastic double bedrooms and a sizable bathroom. Externally you have a well proportioned rear garden which has been beautifully landscaped throughout. You have side access to the front of the property with further access to the converted garage. Viewing is highly recommended to appreciate the overall condition of this property.

- New Roof Installed 2025
- Two Double Bedrooms
- Favourable Goring-By-Sea Location
- Beautifully Maintained Gardens
- Converted Garden / Office Space
- Private Driveway
- EV Charging Point
- Downstairs Cloakroom





Porch

Added the n 2023. Double Glazed windows. UPVC front door.

Entrance Hall

Carpeted throughout. Radiator. Under-stair recess with storage. Door proving access to;

Living Room

6.2 x 3.9 (20'4" x 12'9")

Carpeted throughout. Radiator. Feature bay with double glazed windows. Further double glazed window. Fireplace with gas fire. Half wood panelled walls.

Dining Room

3.3 x 3 (10'9" x 9'10")

Carpeted throughout. Radiator.

Kitchen

4.2 x 2.9 (13'9" x 9'6")

Floorboards throughout. A fully fitted kitchen briefly comprising; roll edge work surfaces. Inset stainless steel sink with drainer. Double oven. Four ring induction hob. A range of fitted wall and base units. Half tiled walls. Space for further appliances. Radiator. Four double glazed windows. Double glazed single door providing side access.



Conservatory

3 x 2.7 (9'10" x 8'10")

Floorboards throughout. French doors leading to rear garden.

Stairs leading to;

First Floor Landing

Carpeted throughout. Radiator. Door providing access to sizeable storage cupboard. Double glazed window. Hatch proving loft access.

Bedroom One

6 x 3.3 (19'8" x 10'9")

Carpeted throughout. Two double glazed windows. Door providing access to storage cupboard housing combination boiler. Further built in double wardrobes. Two radiators.

Bedroom Two

3.7 x 3.4 (12'1" x 11'1")

Carpeted throughout. Large double glazed window. Door providing access to storage cupboard. Further built in double wardrobe. Radiator.

Bathroom

Floorboards throughout. Half wood panelled walls. Low level



Wc with matching wash hand basin. Panelled bath. Corner shower cubicle. Two frosted double glazed windows. Two heated towel rails.

Outside

Cloakroom

Wood panelled walls. Low level Wc. Frosted double glazed window.

Rear garden

A beautifully maintained private rear garden. A range of mature tree and shrub borders. Sizeable lawned area. Access to garden shed. Side access to front of property. Further access via side to;

Converted Garage

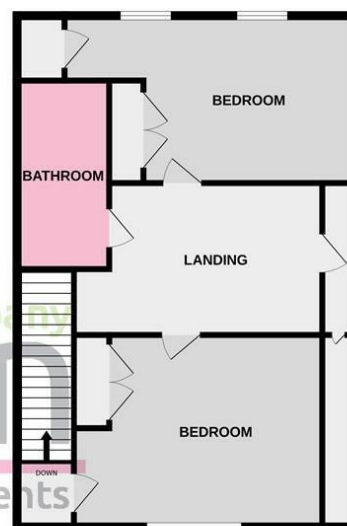
Floorboards throughout. Power and lighting. Wall mounted separate RCD unit. Perfect for home office or additional reception room. Double glazed window. Further half double glazed door providing access to front of property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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