
PEAR
PROPERTIES
Mersham Gardens, Goring-By-Sea
Offers Over £500,000



Mersham Gardens

Goring-By-Sea, Worthing

Spacious four bedroom semi-detached house in private south Goring location situated close to schools, seafront & amenities. Open-plan living, south-facing garden, garage, parking. No onward chain.
Council Tax band: D

Tenure: Freehold

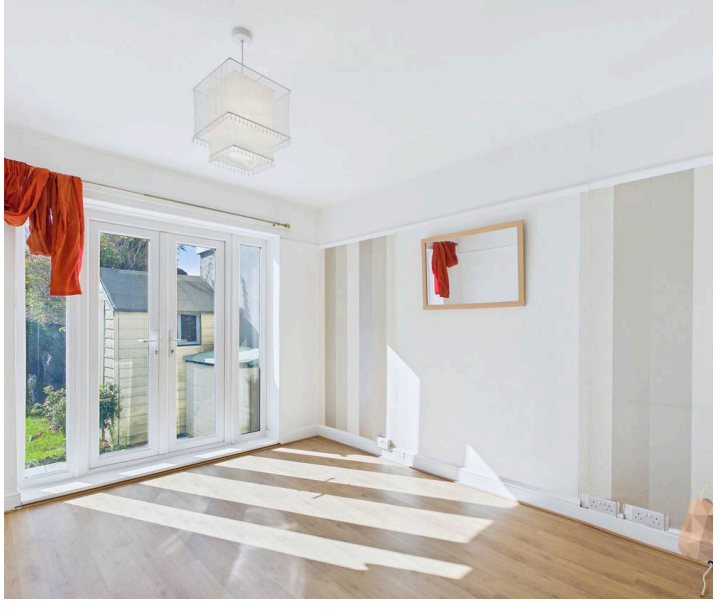
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Four Bedroom Semi Detached House
- Spacious Open-Plan Living / Dining Room
- Master Bedroom With En-Suite
- Further Bathroom & Ground Floor Cloakroom
- South Facing Rear Garden
- Garage & Driveway
- Highly-Sought After South Goring Location
- Close To Excellent Schools, Amenities & Goring Seafront







Living / Dining Room
25' 6" x 10' 0" (7.77m x 3.04m)
A spacious dual aspect room with the living room consisting of half bay window, feature working fireplace and being carpeted with archway through to dining room with laminate flooring and double patio doors leading to rear garden.

Kitchen
13' 4" x 8' 8" (4.07m x 2.65m)
A good size kitchen comprising a range of cream gloss wall and base units with range style oven, extractor fan, space for appliances, one and a half bowl sink drainer unit, window overlooking south-facing rear garden and door leading outside.

Hallway
13' 4" x 5' 8" (4.07m x 1.72m)
Double glazed front door in to welcoming entrance hall, stairs leading to first floor.

WC
8' 9" x 1' 11" (2.66m x 0.58m)
A useful ground floor cloakroom situated under the stairs.

Master Bedroom
19' 4" x 8' 9" (5.90m x 2.66m)
Fantastic size dual-aspect master bedroom situated on the top floor with a good range of fitted wardrobes, door to en-suite.

En-Suite
8' 6" x 19' 4" (2.60m x 5.90m)
Four piece white suite comprising walk in shower cubicle, large corner bath, wash hand basin with storage beneath, WC, radiator.

Landing
6' 9" x 4' 4" (2.06m x 1.31m)

Bedroom
13' 4" x 9' 8" (4.06m x 2.95m)
A good size double bedroom with part bay window overlooking the front, built in cupboard.

Bedroom
11' 11" x 10' 0" (3.63m x 3.05m)
Further double bedroom situated on the first floor with large window overlooking the rear garden and cupboard.

Bedroom
8' 0" x 6' 11" (2.43m x 2.10m)
A single bedroom with window overlooking the front.

Bathroom
7' 10" x 6' 11" (2.40m x 2.10m)
Fully tiled white suite comprising p-shaped bath with tap shower attachment, wash hand basin, WC, radiator.

Rear Garden

South facing rear garden comprising large patio seating area with the remainder being mainly laid to lawn with mature tree and shrub borders and a shed.

Communal Garden

A well-maintained communal green, exclusively for residents.

Driveway

2 Parking Spaces

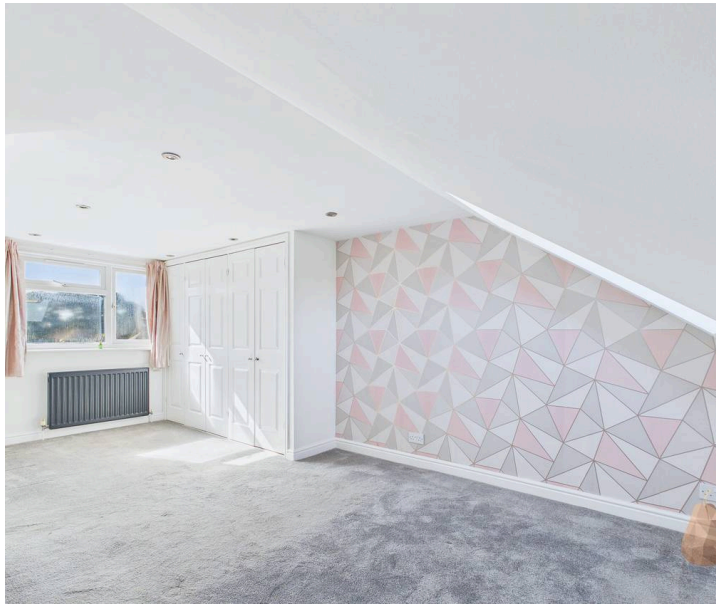
Driveway providing off road parking for two vehicles.

Garage

Garage providing useful storage space.

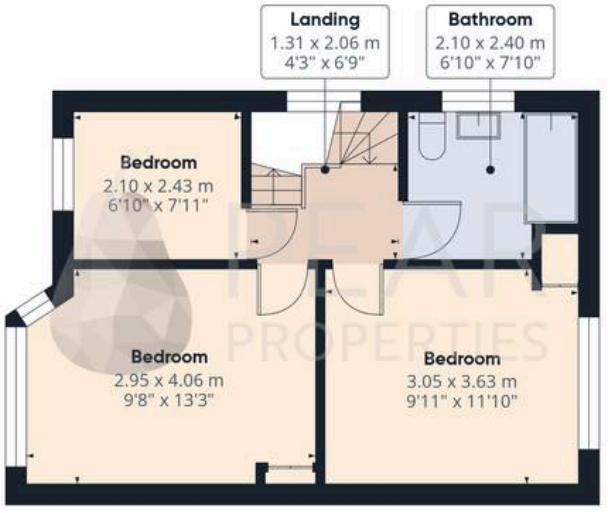








Ground Floor



Floor 1





Floor 2

PEAR PROPERTIES

Approximate total area(1)

110.9 m²

1194 ft²

Reduced headroom

3.9 m²

42 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties
20 Crabtree Lane, Lancing - BN15 9QP
01903 947337 · hello@pearproperties.uk · pearproperties.uk