



£445,000

Cavendish Close, Goring-By-Sea, Worthing, West Sussex

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Chain-free
- Cul-De-Sac location
- Extended and modernised by the current owners
- Driveway
- Open plan Kitchen/ breakfast room and dining room
- Utility room and downstairs cloakroom
- Windows and external doors were replaced in 2021
- Generous West facing garden
- A short stroll to Durrington-On-Sea train station and local shops
- Walking distance to primary schools, Durrington High School and the beach
- Excellent road transport links

## Property Description

A well-presented and extended, chain free modern family home in Goring-By-Sea with open plan kitchen and dining room. Utility room, downstairs cloakroom and driveway with ample parking. Great transport links, close to local shops and schools. Walking distance to the beach in a cul-de-sac.

## Main Particulars

This semi-detached chain-free family home in Goring-By-Sea has been extended and modernised by the current owners to a fantastic standard. This home offers three spacious bedrooms, a versatile open plan kitchen/breakfast room leading a sizeable dining area which is perfect for family meals. There is a downstairs cloakroom, utility room, living room with fireplace, family bathroom and a good-sized rear garden as well as driveway with ample parking in a cul-de-sac.

Comprised of the below:

13'9" x 11'4" Living room with feature fireplace and a large bay window.

18'2" x 10'2" Open plan kitchen/breakfast room- modern, with built in appliances including a five burner hob and dishwasher. Underfloor heating. This room also includes two large sky lights as well as French doors giving access to the garden.

10'10" x 12'4" Dining area perfect for family meals or entertaining with friends.

8'4" x 4'3" Utility room with space for a washing machine and plenty of worktops

8'4" x 3'2" Downstairs cloakroom with w/c and basin.

12'1" x 11'0" Bedroom 1 - Large double bedroom with space for a dressing area

11'3" x 11'0" Bedroom 2- Large double bedroom with views over the rear garden.

8'5" x 8'4" Bedroom 3 with views to the front of the house

Modern family bathroom with shower over bath, w/c and basin.

Entrance hallway

Generous west facing garden with a shed, side access and seating area for alfresco dining.

Electric vehicle charging point

Windows and external doors were replaced in 2021

This home has an electrical safety certificate carried out May 2025

A new boiler was installed in 2021

Excellent road transport links, a short stroll to Durrington-On-Sea train station and bus stops nearby.

Walking distance to primary schools, Durrington High School secondary school and the beach.

This would be a great opportunity to own a fantastic, modern, family home in a superb location.

Council tax band C

EPC Rating C



Kitchen/  
breakfast  
room



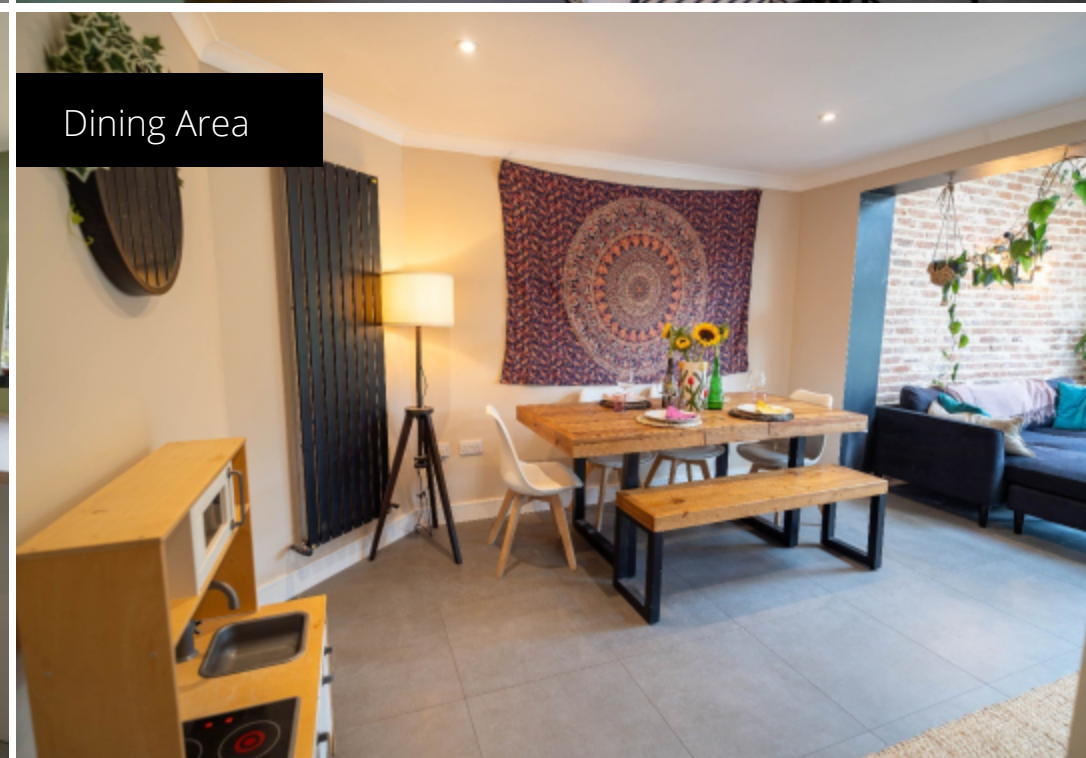
Kitchen/  
breakfast  
room



Kitchen/  
Breakfast  
room



Dining Area



# Cavendish Close, BN12 6DP

Approximate Gross Internal Area  
1173 sq ft - 109 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 15733960 Registered Office: , C/O Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, West Sussex BN11 1LY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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