



47 Melville Way, Goring-by-Sea BN12 6HT
£350,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- 3 Bedroom EOT House
- Popular Location
- Private Drive
- Lounge & Dining Room
- Viewing Recommended
- Council Tax Band 'B'
- Gas Central Heating
- South Facing Rear Garden
- EPC Rating 'B'

A three bedroom end of terrace house with private drive providing off road parking and a delightful south facing feature rear garden.

In brief the accommodation comprises: - front porch, entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom/WC. Outside there is an open plan lawned front garden with private off road parking space and a good size private south facing rear garden with a patio that extends to a lawn.

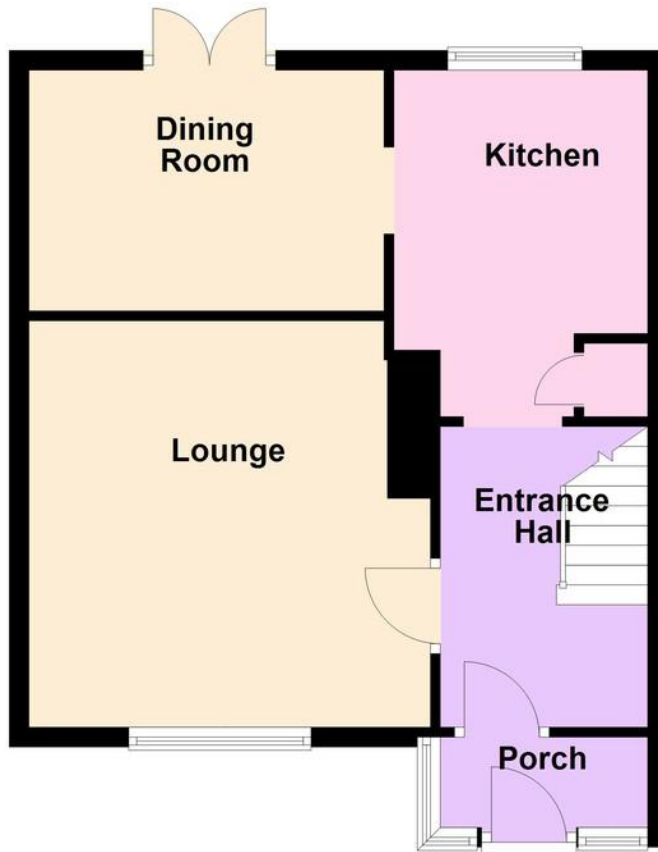
Features include gas central heating, double glazing and the house is offered for sale in very good decorative order, internal viewing is recommended.

The house is situated in a pleasant residential area of Goring and runs between Limbrick Lane and The Avenue.



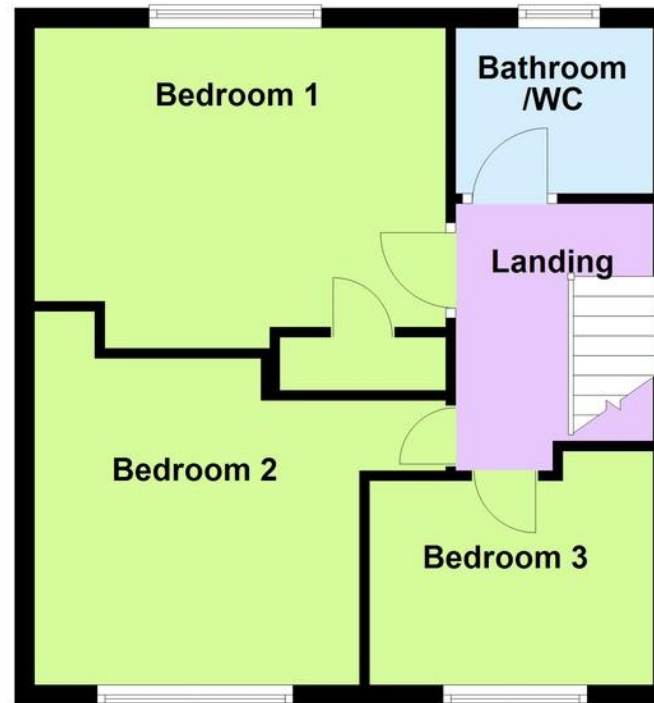
Ground Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



Total area: approx. 85.2 sq. metres (916.9 sq. feet)

FRONT PORCH

ENTRANCE HALL

LOUNGE

13' 5" x 13' 4" (4.09m x 4.06m)

DINING ROOM

11' 9" x 8' (3.58m x 2.44m)

KITCHEN

11' 5" x 8' 5" (3.48m x 2.57m)
MAX

BEDROOM 1

13' 6" x 9' (4.11m x 2.74m)

BEDROOM 2

11' 8" x 10' 9" (3.56m x 3.28m)

BEDROOM 3

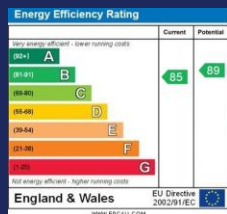
9' 6" x 6' 10" (2.9m x 2.08m)

BATHROOM/WC

OPEN PLAN FRONT GARDEN

PRIVATE DRIVE

FEATURE SOUTH FACING REAR GARDEN



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