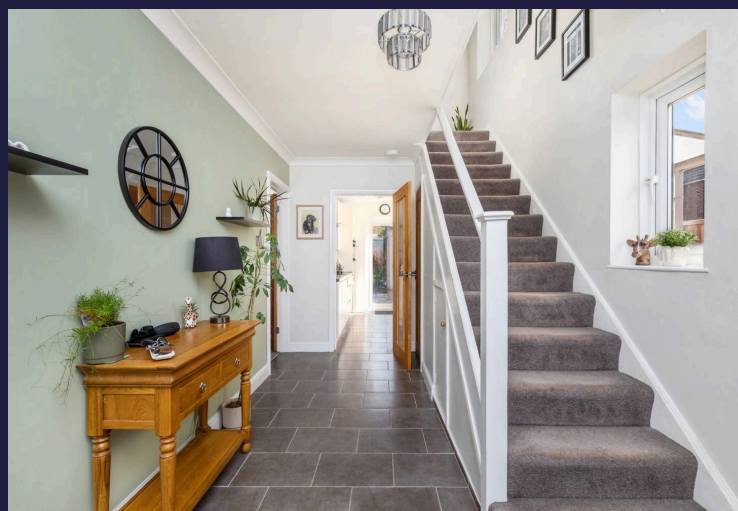




33 The Strand, Goring-By-Sea – BN12 6DL

£400,000 Freehold

Attractive three-bedroom semi-detached home with spacious open-plan living/dining space, south-facing rear garden, garage and extensive off-road parking.


**MATTHEW
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Incorporating Stafford Johnson



Set behind a broad driveway with parking for several vehicles, this attractive three-bedroom semi-detached home combines generous accommodation with a warm and welcoming interior. A log burner, striking column-style radiators and a south-facing rear garden add plenty of character, while a garage and numerous practical improvements make this a particularly well-rounded family home.

The front door opens into a spacious entrance hall, where a tall feature radiator provides an immediate glimpse of the thoughtful detailing found throughout the property. The tiled floor is both smart and practical, while a ground-floor cloakroom is conveniently positioned nearby.

To the front, the lounge is an inviting room centred around a wood-burning stove set within an oak-framed fireplace. A wide bay window draws in plenty of natural light, with a traditional-style column radiator sitting beneath it and complementing the character of the room beautifully.

A broad opening connects the lounge with the adjoining dining room, creating an excellent sense of space and allowing the two rooms to work equally well for family life and entertaining. The dining area comfortably accommodates a large table. French doors open directly onto the garden, making this a particularly appealing space during the summer.

The separate kitchen is well planned, with an extensive range of cream gloss cupboards complemented by black work tops and a tiled floor. Integrated appliances include a fridge, dishwasher, washing machine, oven, grill and electric hob, leaving the room with a clean and uncluttered finish. A door provides further access to the rear garden.

Upstairs, a bright landing leads to three well-proportioned bedrooms. The principal bedroom is an especially generous double, with plenty of room for freestanding furniture and a bay window overlooking the front. The second bedroom is another comfortable double, while the third is a useful single bedroom that would also make an ideal nursery, dressing room or dedicated home office.

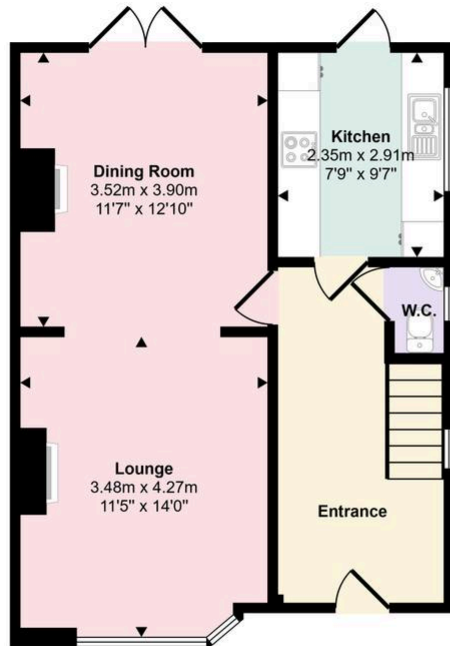
The family bathroom is larger than might typically be expected and is fitted with a P-shaped bath and electric shower, wash basin and WC. Tiled flooring and a heated towel rail complete the room.

Outside, the south-facing rear garden provides a sunny and private setting for relaxing, entertaining and family life. With direct access from both the dining room and kitchen, it feels naturally connected to the living accommodation.

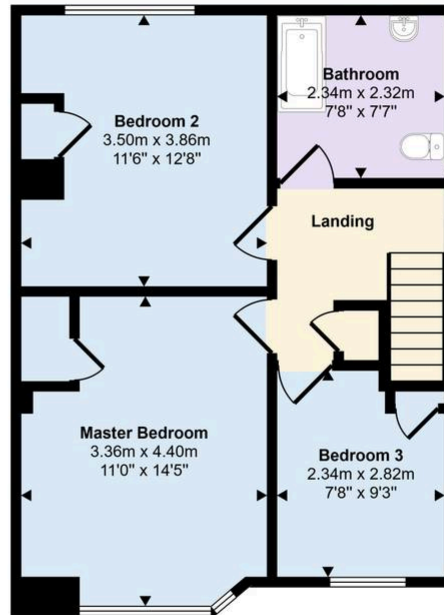
The frontage is equally practical, providing off-road parking for several vehicles and access to the garage. An electric roller door, and side door to the garden, makes the garage easy to use, while power and lighting allow it to serve equally well for secure parking, storage or hobbies.



Approx Gross Internal Area
97 sq m / 1045 sq ft



Ground Floor
Approx 49 sq m / 525 sq ft



First Floor
Approx 48 sq m / 520 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.