





7 Burlington Road, Goring-By-Sea - BN12 6DB

Offers over £370,000 Freehold

Three bedroom semi-detached home with a bright lounge/diner, established rear garden, driveway and detached garage, offering scope to update and make your own.

MATTHEW ANTHONY

Incorporating ***Stafford Johnson***





Set behind a lawned front garden and private driveway, this three bedroom semi-detached house in Goring-by-Sea offers a welcoming home with a traditional layout and a beautifully established rear garden. Bay windows give the frontage its character, while the interior presents an opportunity to update and personalise to your own taste.

The entrance hall leads into a bright lounge/diner extending the full depth of the house. To the front, the bay window brings natural light into a comfortable sitting area, with a fireplace providing a focal point. The room flows through to a dining area overlooking the garden, offering space for family meals and entertaining. Sliding patio doors connect this part of the house directly with the outside, making it easy to enjoy warmer days with the doors open.

Alongside, the separate kitchen is fitted with white cabinetry, contrasting green worktops and tiled splashbacks. A built-in double oven and gas hob complement the arrangement, with a window above the sink looking out over the rear garden and a side door providing access outside.

Upstairs, the landing serves three bedrooms. The main bedroom enjoys a bay window to the front and an extensive range of fitted wardrobes. A second double bedroom overlooks the rear garden and also benefits from fitted storage, while the third bedroom offers flexibility as a child's room, guest bedroom or home office. A bathroom with a bath and wash basin is accompanied by a separate WC.

Outside, the West facing rear garden is a particular highlight. A central lawn is framed by established shrubs and planted borders, creating a lovely green outlook from the house. Paved areas provide places to sit with a morning coffee or enjoy lunch outdoors, while a detached garage, with a pedestrian side door, adds useful storage space. Gated access runs beside the house, and the driveway to the front provides off-road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

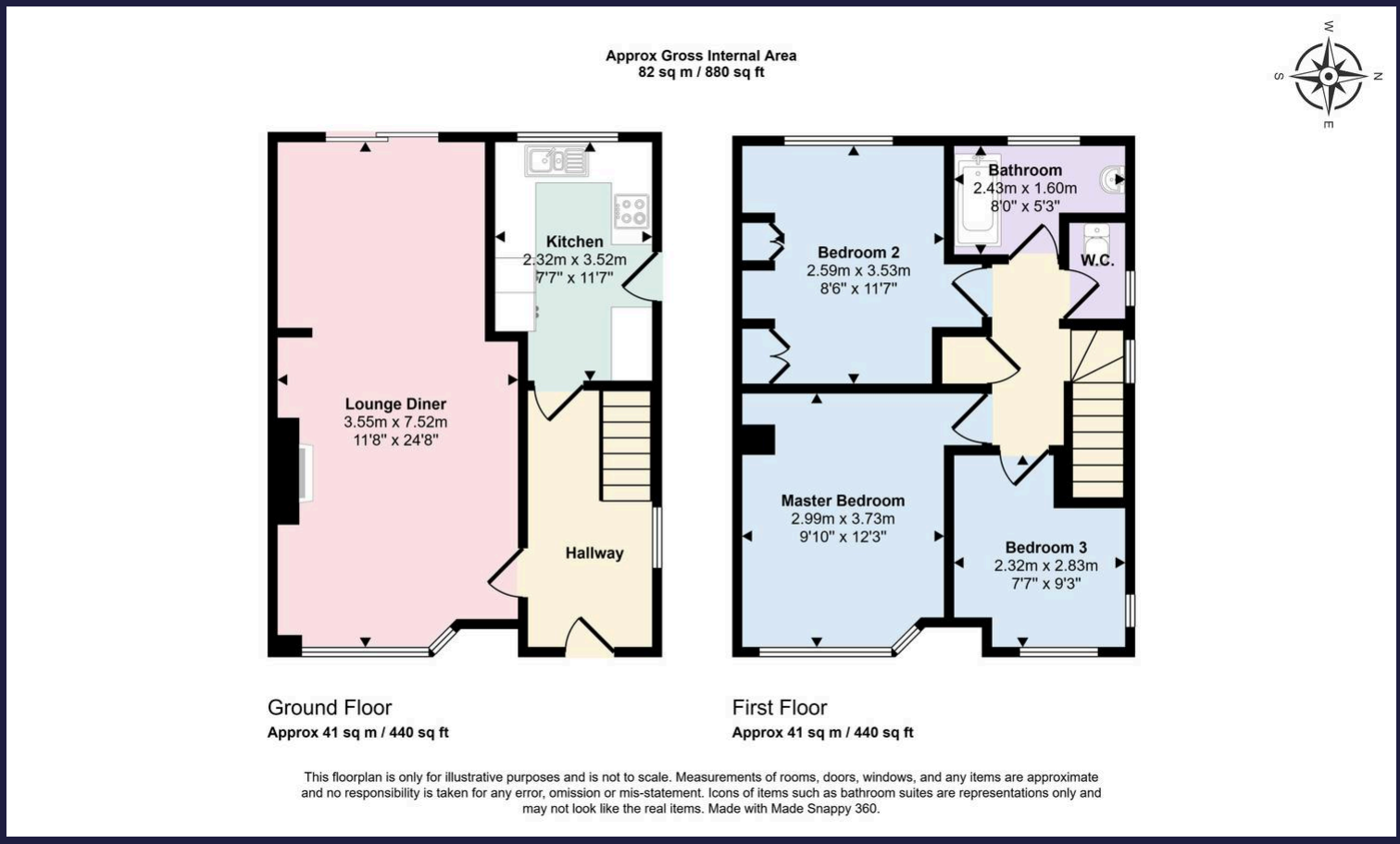












Matthew Anthony incorporating Stafford Johnson

325 Goring Road, Goring-By-Sea - BN12 4NX

01903 501105 • info@matthewanthony.co.uk • www.matthewanthony.co.uk

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.