



5 Elgin Road

Goring-By-Sea, Worthing, BN12 4PJ

Guide price £500,000

Freehold Council Tax Band D



We are delighted to offer for sale this beautifully presented detached bungalow which is ideally located within an extremely popular and convenient position of Goring.

The accommodation in brief comprises spacious entrance hall, bay fronted lounge with feature fireplace, three good size bedrooms, the second/reception room offering French doors onto garden. There is a modern fitted kitchen with a range of base and eye level units through utility area and family shower room with additional separate w/c.

Externally to the front, there is a sweeping block driveway providing off road parking for multiple vehicles leading to garage. The rear garden is a particular feature being of westerly aspect and is laid mainly to lawn with mature beds and a stunning Indian Sandstone patio with personal door to garage.

Further benefits include upgraded double glazing, gas fired central heating and is presented to a very high standard throughout.

Situated in popular Elgin Road, the property is ideally located for the mainline railway station being just a short walk from Durrington-on-Sea station. The property is close to the Goring Road shops which cater for every day needs and also falls into the catchment for West Park primary school.

### Spacious Entrance Hall







Bay fronted Living Room  
17'4 x 12'10 (5.28m x 3.91m)

Fitted Kitchen  
10'9 x 10'4 (3.28m x 3.15m)

Utility Area

Bedroom One  
12'8 x 10'11 (3.86m x 3.33m)



Bedroom Two/ Dining Room With  
French Doors  
13'5 x 10'11 (4.09m x 3.33m)

Bedroom Three  
9'5 x 8'5 (2.87m x 2.57m)

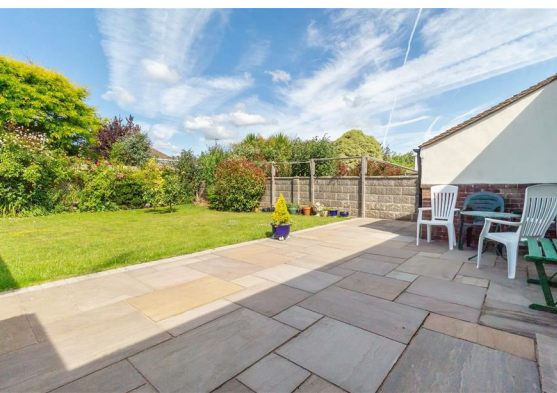
Shower room with w/c

Additional w/c

Sweeping Block Paved Driveway

Garage

Beautiful West Facing Garden





Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

