

# t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA 50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



\*\*Guide price £675,000 - £700,000\*\*

Situated adjacent from the beach at favoured Goring-by-Sea, we are delighted to bring to the market this exceptional three bedroom, two reception room, detached bungalow, offered for sale in excellent condition throughout.

In brief, the accommodation comprises entrance porch in a lobby, entrance hall with large storage cupboards and access to loft space. There is an L-shaped bay fronted triple aspect lounge/diner, three good size bedrooms, with bedroom one having access to the conservatory. There is a luxury fitted bath and shower room, and a modern kitchen/diner.

The conservatory and lean-to are particular features, whilst the rear garden has been landscaped and arranged for privacy with areas of lawn and maturing tree and shrub line borders. There is a gate giving side access, and a personal door to the garage. Other benefits include gas central heating and double glazing.

In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this stunning bungalow.

Situated in St. John's Avenue, the property is just a short stroll from Goring beach. Local shops can be found nearby at Mulberry Parade which cater for everyday needs. Buses also serve the area.





















Inner lobby 4'0 x 5'0 (1.22m x 1.52m)

Spacious entrance hall 13'6 x 7'0 (4.11m x 2.13m)

Bay fronted lounge 17'8 x 11'3 (5.38m x 3.43m)

Bay fronted dining room 11'3 x 11'11 (3.43m x 3.63m)

Modern fitted kitchen/diner 14'2 x 11'9 (4.32m x 3.58m)

Contemporary bath & shower room 9'4 x 8'1 (2.84m x 2.46m)

Bedroom one (with fitted furniture) 11'5 x 11'3 (3.48m x 3.43m)

Bedroom two 10'6 x 11'11 (3.20m x 3.63m)

Bedroom three 8'9 x 10'6 (2.67m x 3.20m)

Conservatory 27'7 x 9'4 (8.41m x 2.84m)

Outer covered area/lean-to 36'0 x 6'3 (10.97m x 1.91m)

Garage with electric up & over door 19'3 x 8'3 (5.87m x 2.51m)

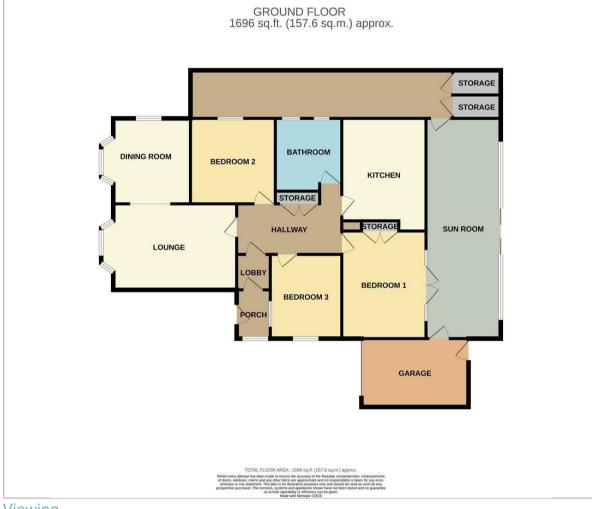
Feature enclosed rear garden







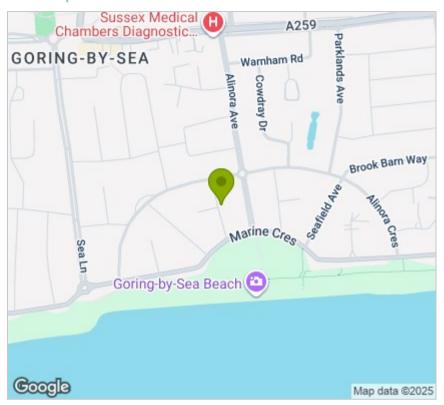
### Floor Plan



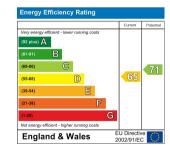
### Viewing

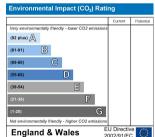
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

#### Area Map



## **Energy Efficiency Graph**





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.







