



23 Palmerston Avenue

, Goring-By-Sea, BN12 4RN

Guide price £400,000

Freehold Council Tax Band C

We are delighted to offer for sale this stunning semi detached family home ideally located within an extremely popular position of Goring.

The accommodation comprises entrance hall into bay fronted living room with double doors into beautifully fitted kitchen/diner with a range of base and eye level units and integrated appliances. There is a conservatory which enjoys the garden along with lean to storage, utility area and a luxury fitted w/c.

To the first floor, there are three bedrooms, two of which are good size doubles and a high specification bathroom.

Externally to the front, there is a block pave driveway providing off road parking for two vehicles. To the rear, there is a private south facing garden which is predominately laid to lawn with patio and decked seating areas and a brick built shed.

Further benefits include double glazing, gas fired central heating and plantation shutters.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this family home.

Ideally located for local schools including Goring Primary & West Park Primary along with Marriott's Nursery School. Local busses serve the area and Mainline rail services are close by. Local shops are near by at the Mulberry shopping parade that cater for everyday needs.

Entrance Hall

Bay Fronted Lounge 13'7 x 12'5 (4.14m x 3.78m)





Stunning Kitchen/Diner
19'4 x 8'6 (5.89m x 2.59m)

Ground Floor W/C
6'7 x 4'7 (2.01m x 1.40m)

Conservatory
9'11 x 9'3 (3.02m x 2.82m)

Bedroom One
12'8 x 11'11 (3.86m x 3.63m)

Bedroom Two
12'8 x 8'7 (3.86m x 2.62m)

Bedroom Three
8'5 x 7'4 (2.57m x 2.24m)

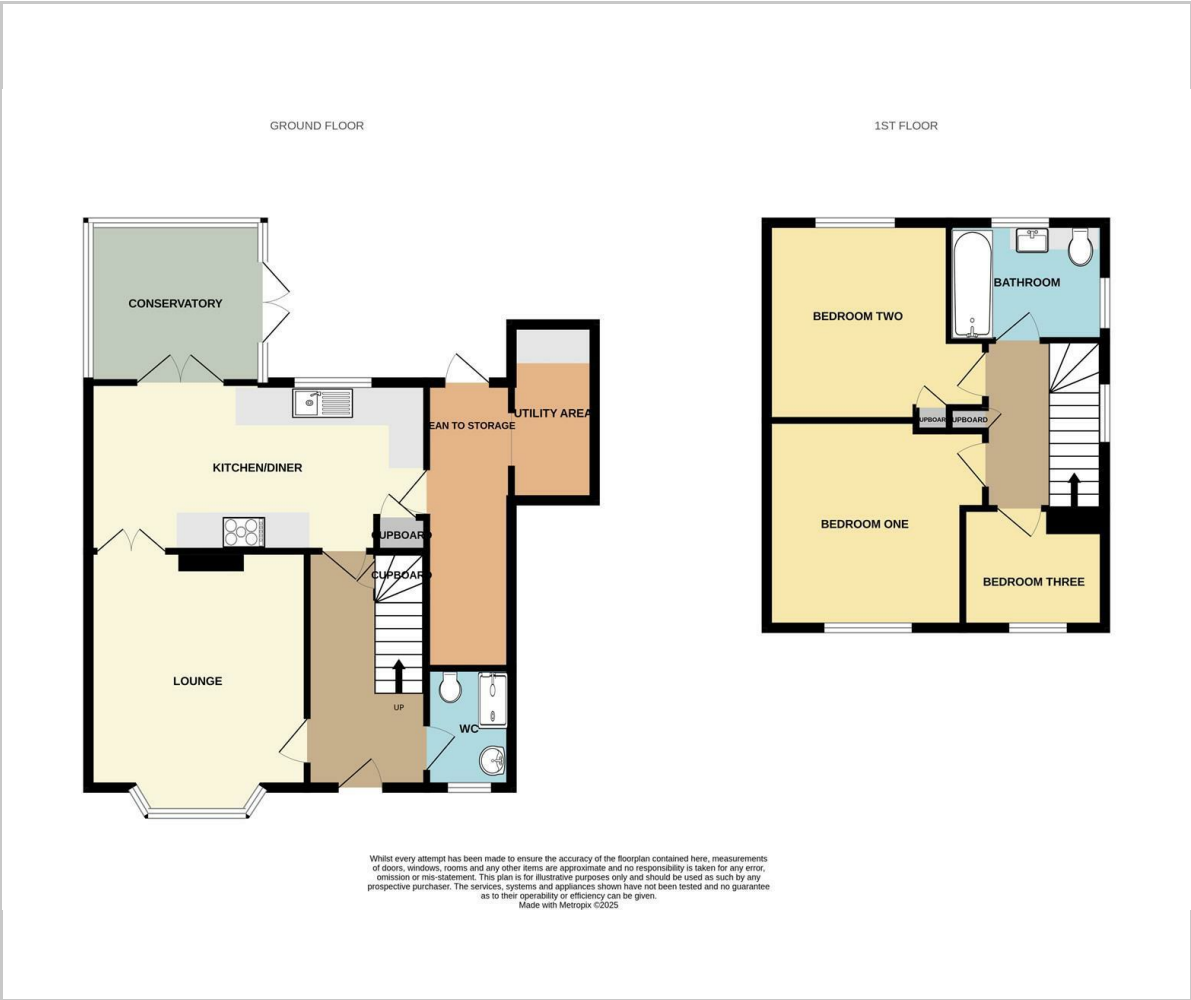
Luxury Refitted Bathroom
7'4 x 5'1 (2.24m x 1.55m)

South Garden

Driveway For Two Vehicles



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

