

# 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



This deceptively spacious and well-maintained link-detached family homesituated in a popular Goring location.

In brief, the accommodation comprises entrance hall that provides access to all main living areas, including a stylishly re-fitted ground floor WC. The expansive L-shaped lounge/dining room enjoys a bright southerly dual aspect, creating a warm and welcoming space at the front of the property. To the rear, the fitted kitchen overlooks the attractive rear garden.

Upstairs, there are three generously sized double bedrooms all of which have been recently redocrated with featuring fitted wardrobes, along with a beautifully re-fitted family shower room with WC.

Outside, the home benefits from a well-kept front garden and a private driveway offering off-street parking, which leads to an attached garage with a canopied entrance. The established rear garden includes a charming summer house, providing an ideal space for relaxation or outdoor entertaining.

With its generous accommodation and excellent location this property presents a fantastic opportunity for families or those seeking additional space. Early viewing is highly recommended.

Cumberland Avenue is a popular residential road within Goring, West Sussex, with the nearest mainline railway station being Durrington-on-Sea giving fantastic links to Brighton, London Gatwick, London Victoria and beyond.

Local shops can be found nearby at Strand parade which cater for everyday needs, whilst Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately three miles distance. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this lovely bungalow.

#### **Entrance hall**



















Lounge/diner 19'7 x 11'11 (5.97m x 3.63m)

Kitchen 13'8 x 7'5 (4.17m x 2.26m)

W/C 7'5 x 5'11 (2.26m x 1.80m)

Stairs to first floor landing

Bedroom two 12'2 x 10'5 (3.71m x 3.18m)

Bedroom one 13'2 x 10'5 (4.01m x 3.18m)

Bedroom three 10'1 x 9'2 (3.07m x 2.79m)

Garage 18'8 x 8'11 (5.69m x 2.72m)

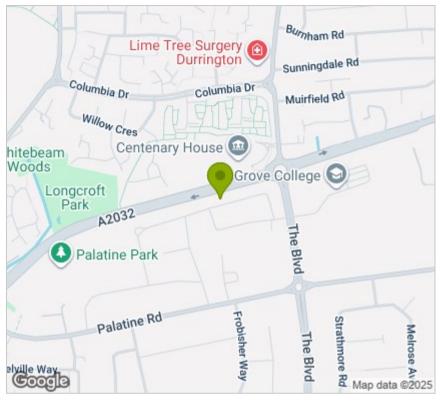




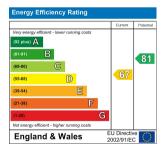


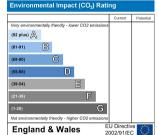
# Floor Plan Area Map





### **Energy Efficiency Graph**





## 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.







