



30 Cumberland Avenue

, Goring-By-Sea, BN12 6JX

Offers in excess of £425,000

Freehold Council Tax Band D

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

In brief, the accommodation comprises an 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 redecorated 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 its 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

