



Southsea Avenue, Goring-by-Sea, Worthing, BN12 4BN
Guide Price £575,000



We are delighted to offer this charming detached bungalow to the market. The property boasts three spacious double bedrooms, two inviting reception rooms, a well-appointed fitted kitchen, modern shower room and an additional WC. The west-facing rear garden is a lovely feature, complemented by off-road parking and a garage with an electric door. Situated on a peaceful road, the bungalow is ideally located within easy reach of local shops, bus routes, and the picturesque Goring seafront.



Key Features

- Extended Detached Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Shower Room With WC & Additional WC
- West Facing Rear Garden
- Garage with Electric Door
- Off Road Parking
- Quiet Location



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The property is accessed via a door leading into the porch, with the front door opening into the entrance hall. From here, you'll find ample storage cupboards and access to all rooms. At the front of the property, there are two spacious double bedrooms, both featuring bay-fronted windows and built-in wardrobes. One bedroom also benefits from dual aspect windows and a wash basin. The third bedroom is another well-sized double. The fitted kitchen offers a range of wall and base units, including a built-in eye-level double oven. It provides space for all appliances, which will remain, along with a sink, drainer, and gas-fired boiler. A door from the kitchen leads out to the side of the property. The bathroom is equipped with a walk-in shower, wash hand basin, WC, and access to the airing cupboard. Additionally, there is a separate WC conveniently located next to the shower room. To the rear of the property, there are two generously sized reception rooms. Reception room two enjoys a large west-facing window that overlooks the rear garden, with a door providing direct access to the garden.

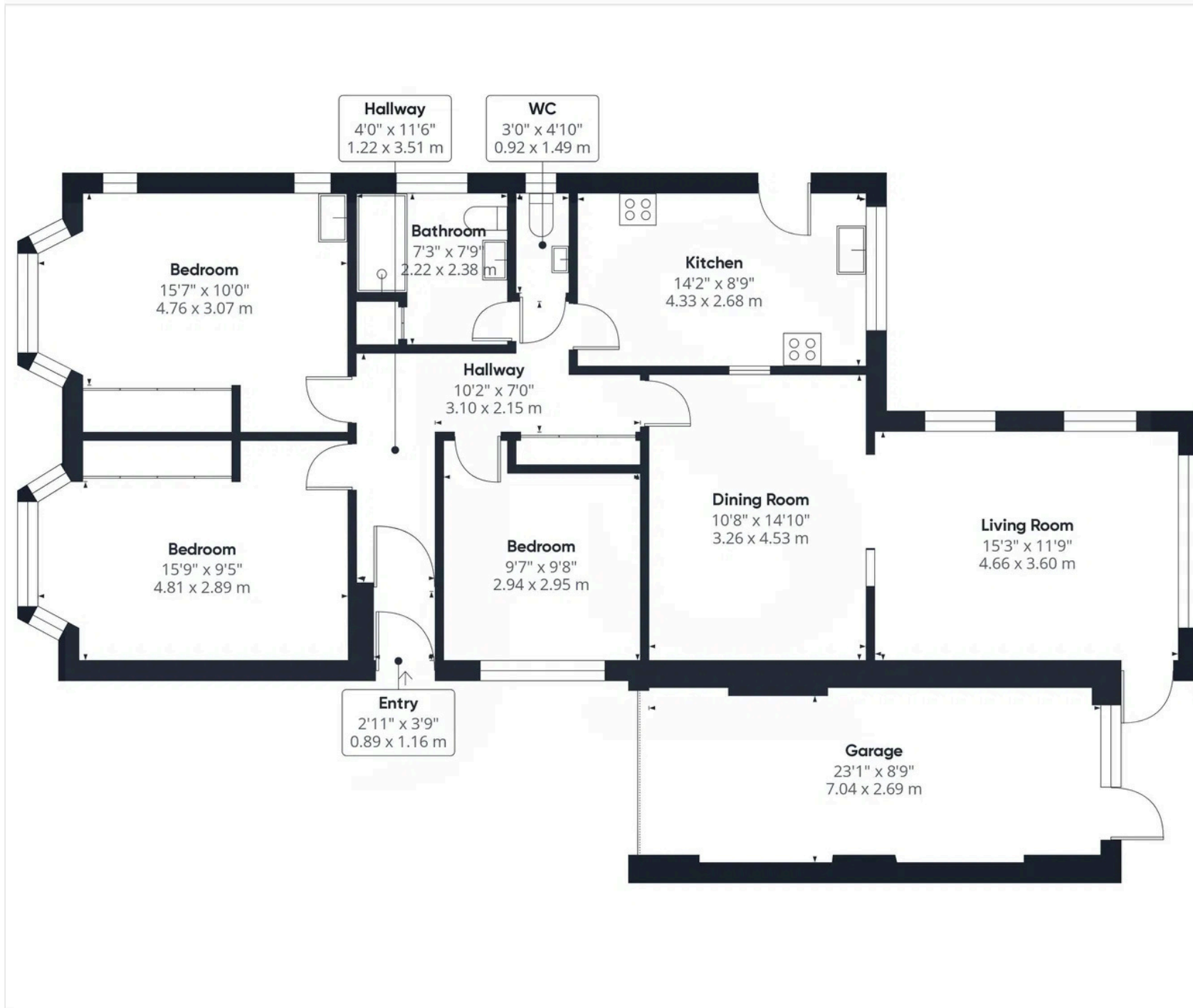
LOCATION

On Southsea Avenue, this bungalow is just a short distance from the shopping facilities on Goring Road, including coffee shops, convenience stores, banks, and a pharmacy. Bus routes are available along the adjacent Goring Road, and Goring Beach is less than 600 metres away offering wonderful walks towards, Sea Lane Cafe, Ferring & Worthing Town Centre along the promenade. The nearest train station is Durrington-on-Sea, approximately 0.7 miles away, while Worthing town centre is around 1.7 miles from the property.

EXTERNAL

At the front of the property, you'll find a paved area featuring a floral bed with a variety of shrubs. There's also a gate providing rear access and an electric up-and-over door that leads into the garage. The west-facing rear garden is beautifully laid to lawn and bordered with flowers and shrubs. It also includes a timber shed, a spacious patio area, and a covered patio, ideal for use as a seating area or potting station. The garage is larger than average, measuring 23 ft by 8'9", and benefits from an electric up-and-over door, along with an additional door leading to the rear garden.





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Approximate total area⁽¹⁾
 1316.65 ft²
 122.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 109 sqm

Tenure: freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.