



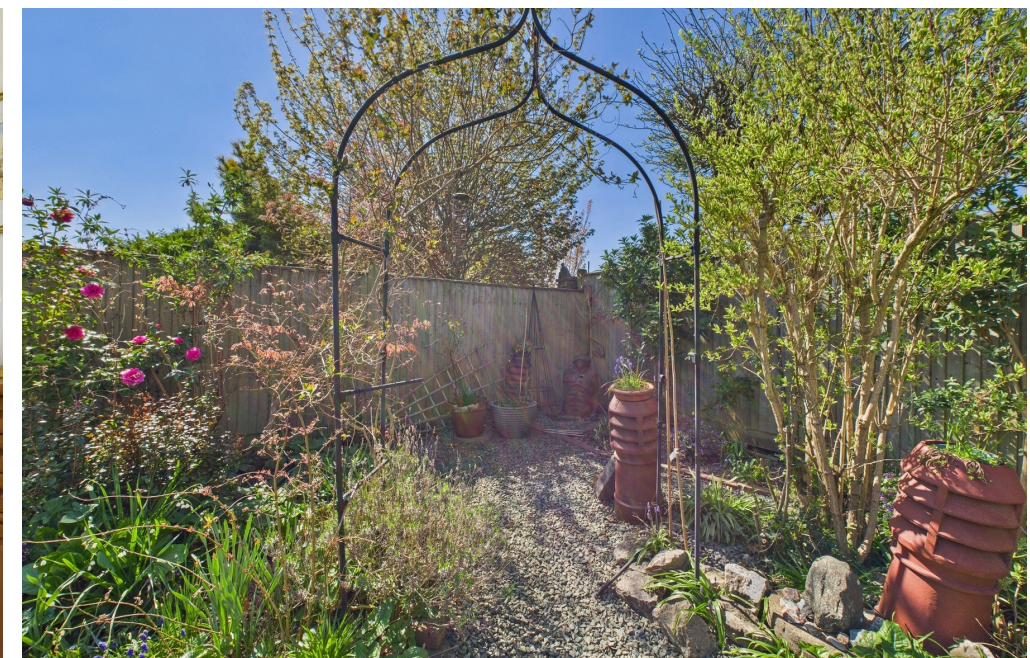
Southsea Avenue, Goring-by-Sea, Worthing, BN12 4BN

Guide Price £580,000





We are delighted to bring to the market this well-presented link-detached bungalow, ideally located within walking distance of local shops and the seafront. This charming home offers spacious and well-maintained accommodation throughout, including two generous double bedrooms, modern fitted kitchen, comfortable lounge, separate dining room, bright sun room and a stylish contemporary bathroom. Outside, the property boasts a beautifully landscaped west-facing rear garden, perfect for enjoying afternoon sun along with a tandem garage and off-road parking.





## Key Features

- Link Detached Bungalow
- Two Double Bedrooms
- Fitted Kitchen
- Lounge/ Dining Room
- Sun Room
- West Facing Rear Garden
- Tandem Garage
- Off Road Parking
- Chain Free
- Close To Bus Routes & Shopping Facilities



**2 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

Upon entering the property, you are welcomed into the entrance porch, which leads through to the main hallway providing access to all rooms. The bungalow offers two well-proportioned double bedrooms. The bedroom is situated at the front of the property and features a charming bay window and built-in wardrobes. The second bedroom, located at the rear, benefits from direct access to the sun room via double doors—ideal for creating a peaceful retreat. The lounge and dining room have been thoughtfully opened up to create a bright and airy open-plan living space, complete with sliding doors that also lead into the sun room. The west-facing sun room enjoys lovely views over the garden and is bathed in natural light throughout the afternoon. The fitted kitchen is finished with sleek white wall and base units and includes an integrated double oven and electric hob. There is also space for additional appliances, which can be included if desired. The modern bathroom is generously sized and fitted with a contemporary four-piece suite comprising a bath with shower attachment and mixer taps, a separate shower cubicle, wash hand basin, and WC.

### 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

To the front, the property benefits from off-road parking and a driveway leading to a tandem garage, complete with an electric roller up-and-over door. The front garden has been laid to lawn and is enhanced by beautifully landscaped floral borders and neatly maintained hedges. A side gate provides convenient access to the rear garden. The west-facing rear garden has been thoughtfully landscaped to create a peaceful and secluded outdoor haven. It features well-stocked floral borders, mature shrubs, a timber garden shed, and access to the rear of the garage via a personal door, ideal for additional storage or workshop use.



To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



