



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

Guide Price £600,000



We are delighted to present to the market this detached bungalow, set on a generous corner plot that provides ample outdoor space and privacy. The property features three well-proportioned bedrooms, spacious lounge, a kitchen/breakfast room and a bright sunroom perfect for relaxing or entertaining. The sizeable plot includes a secluded rear garden, off-road parking for multiple vehicles and a detached garage, adding to the property's appeal. Offered to the market with no onward chain, this home is ideally situated within easy reach of local shops, convenient bus routes, and the beautiful Goring beach and promenade.



Key Features

- Detached House On Generous Corner Plot
- Three Bedrooms
- Dual Aspect Lounge
- Kitchen/ Breakfast Room
- Modern Shower Room & Additional WC
- Ample Off Road Parking & Detached Garage
- South/ West Facing Garden
- Chain Free



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Upon entering through the porch door, you are welcomed into a spacious entrance hall that provides access to all rooms. The property boasts three generously sized bedrooms, one of which is currently being utilized as an additional reception room. The dual-aspect lounge features a charming bay-fronted window, allowing for plenty of natural light. To the rear of the property, the kitchen/breakfast room offers a range of wall and base units, a built-in double oven, electric hob, sink with drainer, and space for both a washing machine and dishwasher. A fitted table provides a convenient dining area. A door from the kitchen leads to a larder-style cupboard housing the gas-fired boiler, and another door opens into the internal hall. This hallway gives access to two storage cupboards and leads out to the rear garden. The property also benefits from a bright and airy sunroom with windows and a door that opens directly onto the rear garden. The modern shower room includes a walk-in shower, wash hand basin, and WC. Additionally, there is a separate WC located just off the entrance hall for added convenience.

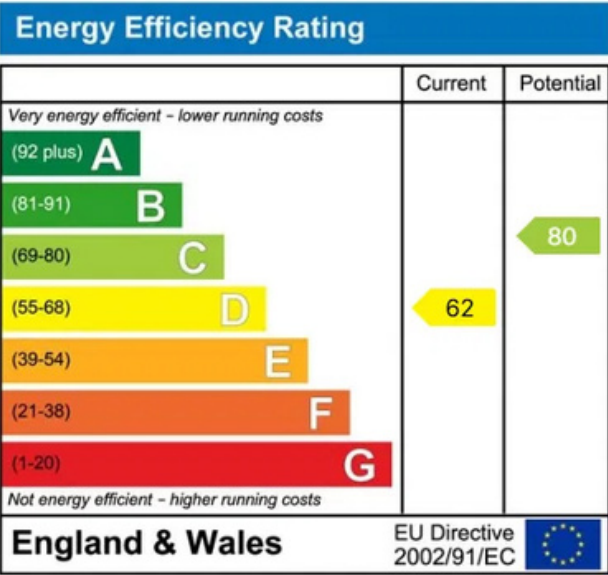
LOCATION

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

The bungalow is positioned on a generous corner plot, offering well-maintained gardens to the front & side which face south/ west, laid to lawn and beautifully framed by mature hedging and vibrant floral borders. This landscaped frontage enhances the property's curb appeal while providing privacy and a touch of charm. To the rear, the garden has been thoughtfully sectioned with both a pedestrian gate and double gates providing access to the driveway. This area is also laid to lawn, complemented by a patio space ideal for outdoor seating and entertaining. A pathway leads to the detached garage, which features an up-and-over door, and the property benefits from ample off-road parking for several vehicles.





Property Details:

Floor area (as quoted by EPC: 101 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.