



The Avenue, Goring-by-sea, Worthing, BN12 6JA
Guide Price £325,000



We are pleased to offer this end-of-terrace house to the market. The property comprises three bedrooms, spacious lounge/dining room, fitted kitchen, bright sunroom and a modern shower room. Externally, the home benefits from a rear garden, a garage, and brick-built storage sheds, one of which includes a WC. Conveniently located close to local bus routes, this property offers comfortable living with practical features.



Key Features

- End Of Terrace House
- Three Bedrooms
- Lounge/ Dining Room
- Fitted Kitchen
- Sun Room
- Shower Room
- Garage
- Brick Built Storage & WC
- Shopping Facilities Nearby
- Close To Local Bus Routes



3 Bedrooms



1 Bathroom



1 Reception Rooms

INTERNAL

The front door opens into a welcoming entrance hall, providing access to both the lounge and the kitchen. The spacious lounge/dining room features an attractive fireplace surround and offers direct access to the sunroom, as well as an additional door into the kitchen. The bright and airy sunroom boasts garden views and a door leading out to the rear garden. The fitted kitchen is equipped with a range of wall and base units, a built-in oven, gas hob and designated spaces for appliances. Upstairs, the first floor comprises three well proportioned bedrooms and a shower room.

LOCATION

Located in The Avenue, Durrington-On-Sea train station is approximately 0.6 miles away and bus stops run along the road. Local amenities including a medical centre, convenience stores, butchers and newsagents can be found on adjoining Palatine Road and The Strand close by. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 3.5 miles away.

EXTERNAL

The property features a lawned front garden with a pathway leading to the main entrance. To the rear, the garden is mainly laid to lawn and bordered by mature hedging, offering a sense of privacy. There is access to two brick-built storage sheds & WC. A pedestrian door provides access to the garage, which can also be reached via Anson Court.





Property Details:

Floor area (as quoted by EPC: 83 SQM

Tenure: Freehold

Council tax band: c

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.