



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



15 Arlington Avenue, Goring-By-Sea, Worthing, BN12 4SX

Offers over £850,000





# 15 Arlington Avenue

Goring-By-Sea, Worthing, BN12 4SX

- West facing rear garden
- Close to beach
- No onward chain
- Three reception rooms
- Favoured Goring Hall
- Ample off road parking
- Four double bedroom
- Sole agents

Situated in one of Worthing's most prestigious roads and being a short stroll from the seafront whilst also boasting a West facing garden, we are delighted to bring to the market this substantial four bedroom house forming part of the Goring Hall location.

In brief the accommodation comprises covered entrance, spacious entrance hall, L shaped lounge/sitting room with doors onto conservatory, separate dining room, spacious landing with decorative arched window, four good size bedrooms all double aspect and a modern five piece family bathroom.

Externally there is a West facing rear garden and ample off road parking, a larger than average garage along with an external utility room with Butler sink/boot room.

Other benefits include many original features, gas central heating, and in our opinion internal viewing is considered essential to appreciate the overall size and potential of this forever family home.

Situated in Arlington Avenue, the property is situated close to the beach, the shops in Aldsworth Avenue and Mulberry Parade. Buses also serve the area and the nearest mainline railway station is Goring -by-Sea giving great links to most major towns and cities.



Covered entrance with decorative front door

Entrance hall 9'9 x 14'7 (2.97m x 4.45m)

Triple aspect lounge 22'7 x 12'0 (6.88m x 3.66m)

Arch leading to sitting room 10'4 x 12'6 (3.15m x 3.81m)

Conservatory 8'10 x 11'6 (2.69m x 3.51m)

Dining room 17'0 x 8'11 (5.18m x 2.72m)

Kitchen/breakfast room 13'10 x 12'9 (4.22m x 3.89m)

Outside covered area

Utility room with butler sink 6'4 x 8'0 (1.93m x 2.44m)

Stairs to first floor landing 10'0 x 8'4 (3.05m x 2.54m)

Double aspect bedroom one 13'6 x 12'2 (4.11m x 3.71m)

Double aspect bedroom two 13'11 x 13'4 (4.24m x 4.06m)

Double aspect Bedroom three 12'0 x 12'1 (3.66m x 3.68m)

Double aspect Bedroom four 12'2 x 9'9 (3.71m x 2.97m)

Five piece bath & shower room 8'6 x 10'0 (2.59m x 3.05m)

Feature West facing rear garden

Ample off road parking

Garage 22'6 x 8'10 (6.86m x 2.69m)





