



**JAMES & JAMES**  
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182 Goring Way

, Goring-By-Sea, BN12 5BS

Guide price £450,000

Freehold Council Tax Band



A two bedroom with dining hall, link detached bungalow situated in the ever popular Goring way which is in need of modernisation.

In brief, the accommodation comprises UPVC double glazed front door into entrance porch with glazed wooden door opening onto dining hall, French double doors opening onto the double aspect bay fronted lounge, inner lobby, two good sized bedrooms with bedroom two having doors onto the rear garden, a refitted wet room with toilet, and an additional separate WC, double aspect kitchen with door giving side and rear access.

The rear garden is a particular feature of the property, being laid to patio for ease of maintenance. whilst the front garden is laid to lawn with maturing shrub line borders. There is ample off-road parking, a further gravelled area and garage with up & over door. Other benefits include gas center heating and no onward chain.

The property is situated on the Goring end of Goring Way, being close proximity to Goring-by-Sea mainline railway station, which gives great links to most major towns and cities. The bungalow is also on a regular bus route and local shops can be found nearby at both Wordsworth Parade and in Ferring Village.

Please call the vendor's sole agents to arrange a private viewing.

[Double glazed front door into entrance vestibule](#)





Glazed wooden door into dining hall

15'6 x 11'11 (4.72m x 3.63m)

Double doors onto bay fronted lounge

18'7 x 12'0 (5.66m x 3.66m)

Inner lobby

Double aspect kitchen

11'1 x 10'9 (3.38m x 3.28m)

Wet room

5'10 x 7'11 (1.78m x 2.41m)

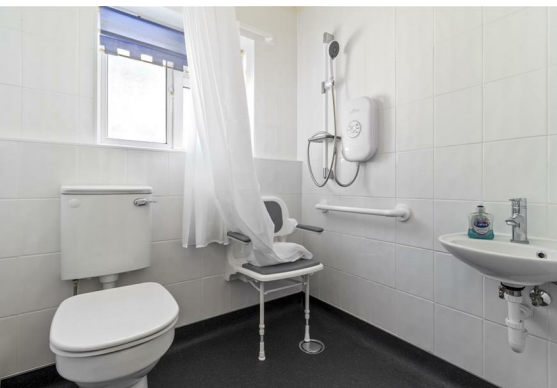
Additional W.C

Bedroom one

16'3 x 11'3 (4.95m x 3.43m)

Bedroom two

11'2 x 12'0 (3.40m x 3.66m)



Off road parking

Garage

Rear garden



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

