



17 Cowdray Drive

, Goring-By-Sea, BN12 4LH

Guide price £600,000

Freehold Council Tax Band E

James & James Estate Agents are delighted to bring to the market this well presented detached bungalow situated in one of Goring-by-Sea's most sought after roads

The accommodation comprises entrance vestibule, spacious entrance hall with access to loft space via pull down ladder, airing cupboard, feature L shaped open plan lounge/diner being double aspect with focal fireplace, French doors onto the West facing rear garden. Both double bedroom are bay fronted with fitted wardrobes. There is a modern fitted bathroom with W.C. and an additional separate W.C.

The kitchen/diner is a good size whilst also being double aspect and leading to a side loggia which can also be used as a utility room.

The front garden is laid to lawn with off road parking which in turn leads to a garage with power and light, and a personal door making way to the feature West facing rear garden being laid predominately to patio and maturing tree & shrub lined borders.

Other benefits includes gas central heating, double glazed and offered for sale with NO ONWARD CHAIN.

In our opinion internal viewing is considered essential to appreciated the overall size and potential of this superb bungalow.

Situated on the West side of Cowdray Drive, the beach is just a short stroll away and buses also serve the area giving great links into Worthing and beyond. The nearest mainline railway station is Durrington-on-Sea which gives access to most major towns and cities. Please contact the vendor's sole agents to arrange a viewing.





Entrance vestibule  
6'2 x 5'0 (1.88m x 1.52m)

Entrance hall  
15'3 x 12'8 narrowing to 8'8  
(4.65m x 3.86m narrowing to  
2.64m)

Feature double aspect lounge  
17'9 x 12'9 (5.41m x 3.89m)

Dining area  
8'9 x 11'1 (2.67m x 3.38m)

Kitchen/diner  
14'5 x 10'6 (4.39m x 3.20m)

Side loggier  
12'9 x 3'7 (3.89m x 1.09m)

Bedroom one  
15'3 x 11'9 (4.65m x 3.58m)

Bedroom two  
15'8 x 11'9 (4.78m x 3.58m)

Family bathroom  
8'2 x 5'9 (2.49m x 1.75m)

Separate W.C.

Front garden

Off road parking

Garage  
18'1 x 9'4 (5.51m x 2.84m)

Feature West facing rear garden

## Floor Plan

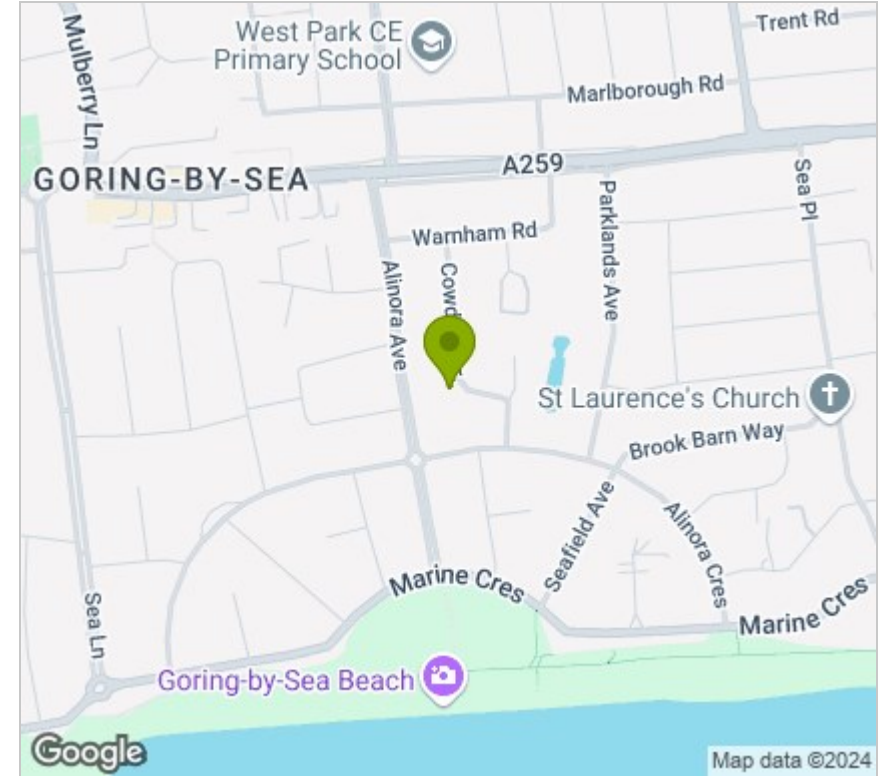


## Viewing

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

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## Area Map



## Energy Efficiency Graph

