



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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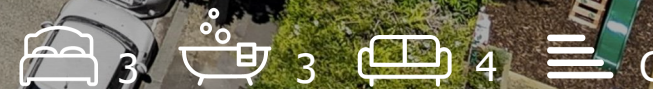


1 Windermere Crescent

, Goring-By-Sea, BN12 6JY

Offers in excess of £525,000

Freehold Council Tax Band D



We are pleased to present this spacious and versatile detached chalet bungalow which is positioned on a fantastic corner plot.

The accommodation comprises entrance porch into hallway, bright South facing lounge with bi-folding doors opening onto a beautiful sheltered patio and doors to side conservatory. There is a modern fitted kitchen/breakfast room with a range of base and eye level units and access into rear conservatory.

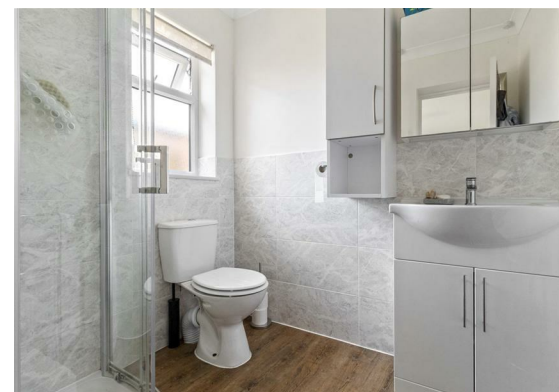
On the ground floor there are two bedrooms, and a family bathroom. The master bedroom benefits from an ensuite shower room. A second reception room can be used as a study or additional bedroom. To the first floor there is another good size double bedroom with built-in storage, eaves space, and a stylish shower room.

Further benefits include gas fired central heating, double glazing and is presented to a high standard throughout.

Externally the property is position on an envious corner plot with a south facing garden which is predominately laid to lawn with raised borders, a summerhouse, and several patio seating areas. To the front there's a gravelled section, a lawn, and block paved driveway offering off road parking for several vehicles, leading to a carport, detached garage, and an attached workshop/store.

Situated in Windermere Crescent, shops can be found nearby at both Strand Parade and Palatine Road. There are four schools nearby catering for children of all ages. The nearest mainline railway station is Durrington-on-Sea giving great access to towns and cities, and buses serve the area.





Entrance Porch

Hallway

Living Room With Bi Folding Doors  
17' x 12'7 (5.18m x 3.84m)

Conservatory  
18'8 x 6'4 (5.69m x 1.93m)

Kitchen/Breakfast Room  
13'5 x 11'10 (4.09m x 3.61m)

Conservatory  
10'1 x 8" (3.07m x 2.44m)

Snug  
14" x 9" (4.27m x 2.74m)

Bedroom  
10'8 x 9" (3.25m x 2.74m)

Main Bedroom  
15'10 x 10'8 (4.83m x 3.25m)

En-Suite Shower Room

Office  
9'9 x 8'5 (2.97m x 2.57m)

Modern Fitted Family Bathroom

Stairs To First Floor With Velux  
Window

Bedroom With Fitted Wardrobe  
16'3 x 8'6 (4.95m x 2.59m)

Shower Room

Garage

Block Pave Driveway

## Floor Plan



## Viewing

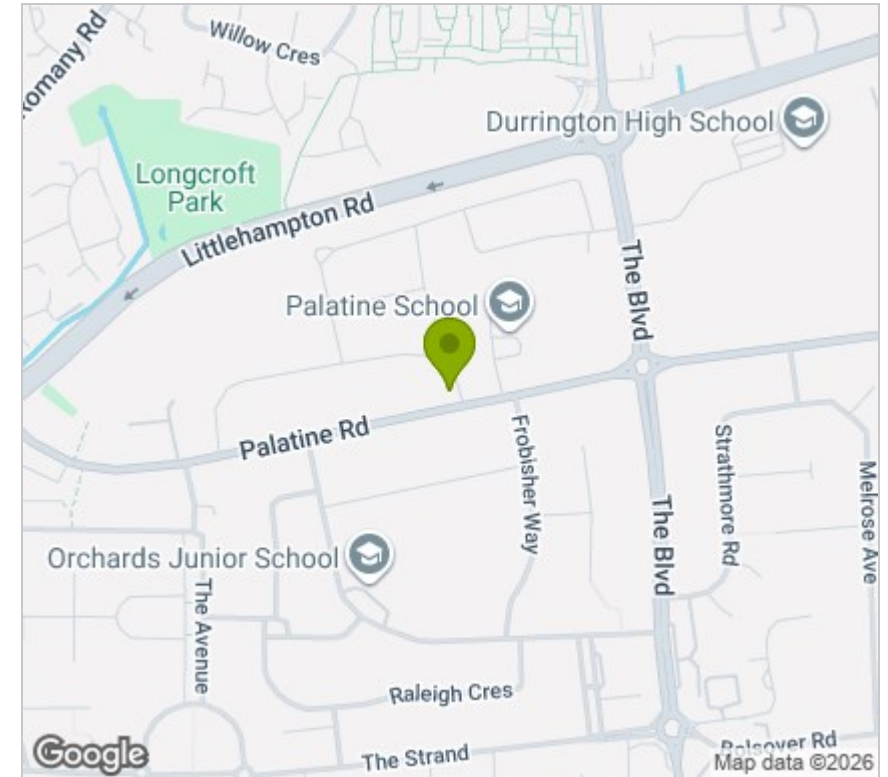
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

