



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



12 Derwent Drive, Goring-By-Sea, BN12 6LA

Guide price £420,000





# 12 Derwent Drive

, Goring-By-Sea, BN12 6LA

- Detached Bungalow
- Living Room With Space For Dining Table
- Well Appointed Bathroom With Separate Shower
- Well Presented Throughout
- Driveway
- Three Bedrooms
- Modern Fitted Kitchen
- Double Glazing & Gas Fired Central Heating
- Delightful Rear Garden
- Garage With Electric Roller Door

We are delighted to offer for sale this delightful detached bungalow positioned in a popular position of Worthing.

The accommodation comprises, entrance hall into full width living room with space for table and chairs, modern fitted kitchen with a range of base and eye level units and integrated appliances. There are three bedrooms, one of which currently arranged as a dining room with patio doors to garden, and a stylish bathroom with shower and bath.

Externally to the front there is a driveway leading to garage with electric roller door, and lawn. To the rear there is an attractive mature garden which is majority lawn with patio seating area.

Further benefits include double glazing, gas fired central heating and is offered for sale with NO FORWARD CHAIN.

Situated in Derwent Drive, the property is ideally located for local shops at Strand Parade, and also Durrington-on-Sea mainline railway station. It is also within close walking distance to English Martyrs Catholic Primary School and Palatine School. Worthing town centre, with its more comprehensive range of pedestrianised shopping facilities, is approximately four miles away.

The bungalow is offered for sale with NO FORWARD CHAIN via the sellers sole agents, and viewing can be arranged by contacting the office.



Entrance Hall

Storage Cupboard

Modern Fitted Kitchen 10'7 x 7" (3.23m x 2.13m)

Living Room 21'1 x 9'9 (6.43m x 2.97m)

Bedroom One With Fitted 13" x 10'8 (3.96m x 3.25m)

Bedroom Two 10'7 x 7'8 (3.23m x 2.34m)

Bedroom Three/Dining Room 10" x 9'3 (3.05m x 2.82m)

Bathroom With Shower & Bath

Garage With Electric Roller Door





