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39 Parklands Avenue

Worthing, BN12 4NG

Guide price £600,000

Freehold Council Tax Band F



**39 Parklands Avenue
Worthing, BN12 4NG**

Guide Price £600,000 - £650,000

James & James Estate Agents are pleased to bring to the market this presented four bedroom detached chalet in both a sought after road and area of Goring-By-Sea.

Accommodation briefly comprises entrance hall, lounge/dining room, conservatory, kitchen/breakfast room, two ground floor double bedrooms with en-suite to one of them, ground floor bathroom, first floor landing, two further double bedrooms with an en-suite to bedroom one. Benefits include gas fired central heating and double glazing.

The front garden is mainly laid to lawn. There are side gates to either side of the property leading to the Westerly facing rear secluded garden which is also predominantly laid to lawn with patio areas and space for table and chairs. There is fencing to all sides, a garden shed and an outside water tap.

The private driveway provides off street parking and leads to the garage which has an up and over door and has a personal door to the garden.

Council Tax Band F

**Entrance hall
16'5 x 14'4 (5.00m x 4.37m)**

**Lounge/Diner
24'10 x 12'7 narrowing to 9'0
(7.57m x 3.84m narrowing to
2.74m)**





Conservatory
13'4 x 5'6 (4.06m x 1.68m)

Kitchen/breakfast room
19'1 x 11'5 (5.82m x 3.48m)

Bedroom three
12'8 x 12'11 (3.86m x 3.94m)

Bedroom four
11'9 x 9'11 (3.58m x 3.02m)

En-suite wet room
6'6 x 6'4 (1.98m x 1.93m)

Ground floor bathroom
9'1 x 5'4 (2.77m x 1.63m)

First floor landing

Bedroom one
18'8 x 14'2 (5.69m x 4.32m)



En-suite
6'1 x 5'6 (1.85m x 1.68m)

Bedroom two
14'2 x 12'6 (4.32m x 3.81m)

Front & rear gardens

Private 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.

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.

Area Map



Energy Efficiency Graph

