



12 Warnham Road

Goring-By-Sea, Worthing, BN12 4LL

Offers over £500,000

Freehold Council Tax Band E

James & James Estate Agents are delighted to bring to the market this three double bedroom detached bungalow in South Goring.

Briefly the accommodation comprises entrance porch into spacious entrance hall, South facing bay fronted lounge with parquet flooring, French doors onto South facing dining area, kitchen, three generous sized bedrooms, shower room and separate W.C.

Externally there are front and rear gardens being majority laid to lawn, with private drive leading to garage.

Situated in Warnham Road, local buses serve the area which can be found nearby on Goring Road. The beach is approximately 1/2 mile distance, whilst shopping facilities are nearby both at the Mulberry Parade and Goring-By-Sea.

Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately 3 mile distance, whilst the nearest mainline railway is Durrington-On-Sea which is approximately 1 mile distance. This provides access to London Victoria.

In our opinion viewing is essential to fully appreciate both the generous size and excellent location of this sought after detached property.

Double glazed front door

Entrance porch

Entrance hall  
15'4 x 7'6 (4.67m x 2.29m)

Bay fronted lounge  
19'1 x 11'6 (5.82m x 3.51m)





Dining area  
10'5 x 11'4 (3.18m x 3.45m)

Kitchen  
13'8 x 11'9 (4.17m x 3.58m)

Bedroom three  
8'7 x 10'6 (2.62m x 3.20m)

Shower room

Separate W.C.

Bedroom one  
14'1 x 10'9 (4.29m x 3.28m)

Bedroom two  
11'7 x 10'6 (3.53m x 3.20m)



## Floor Plan

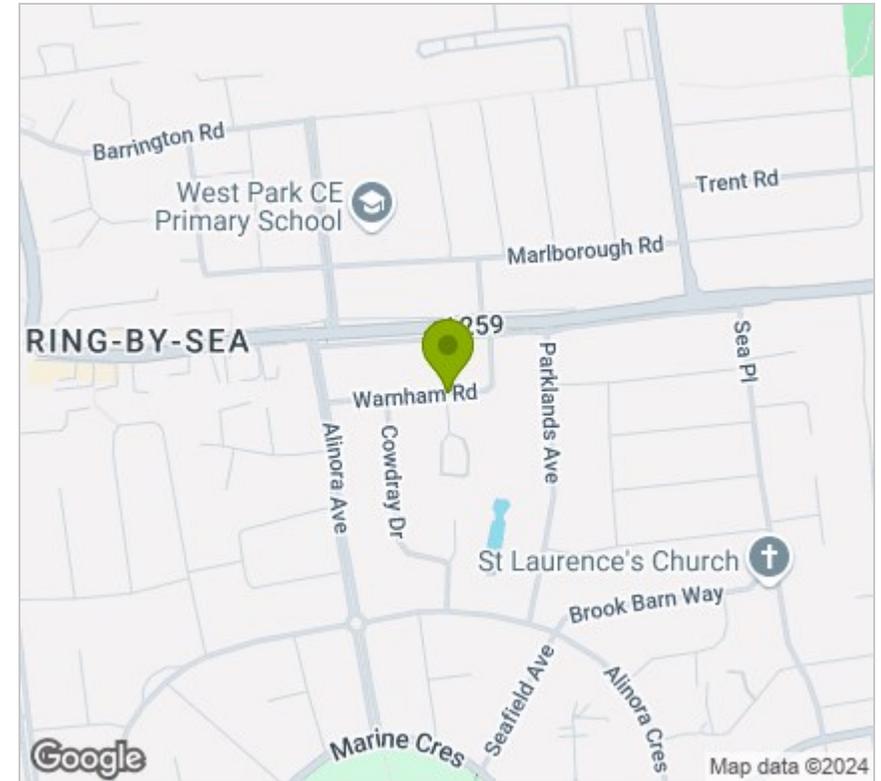


## Viewing

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

