



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



20 Bluebell Way

, Goring-By-Sea, BN12 5BW

Guide price £450,000

Freehold Council Tax Band



This beautifully presented modern Town House offering spacious and versatile accommodation across three floors is located within a convenient position of Goring.

The accommodation comprises entrance hall with access into integral garage with utility area, reception room/ further bedroom with patio doors onto garden and a ground floor w/c.

To the first floor, there is a spacious lounge/ diner with Juliet balcony and a stunning kitchen/ diner with a range of integrated appliances and picturesque views across farm land and beyond to The South Downs.

To the second floor, there are three bedrooms, two of which are good size doubles with the main bedroom offering fitted wardrobes and an ensuite shower room. There is also a well equipped family bathroom.

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

Internal viewing is considered essential to fully appreciate the overall size and condition of this wonderful family home.

### Entrance Hall

Integral Garage With Utility Area  
19'3 x 8'6 (5.87m x 2.59m)

### Storage Cupboard





Ground Floor Reception/ Bedroom  
Four With Patio Do  
14'7 x 11'2 (4.45m x 3.40m)

Ground Floor W/C

Stairs To First Floor

Stunning Kitchen/ Diner  
14'8 x 15'4 (4.47m x 4.67m)

Lounge/ Diner With Juliet Balcony  
Overlooking Gard  
14'7 x 22'6 (4.45m x 6.86m)

Stairs To Second Floor

Bedroom Three With Fitted  
Storage  
11'9 x 6'8 (3.58m x 2.03m)

Bedroom Two  
15'2 x 7'6 (4.62m x 2.29m)

Bedroom One With Fitted  
Wardrobes  
12'3 x 11'2 (3.73m x 3.40m)

En-Suite  
7'2 x 5'7 (2.18m x 1.70m)

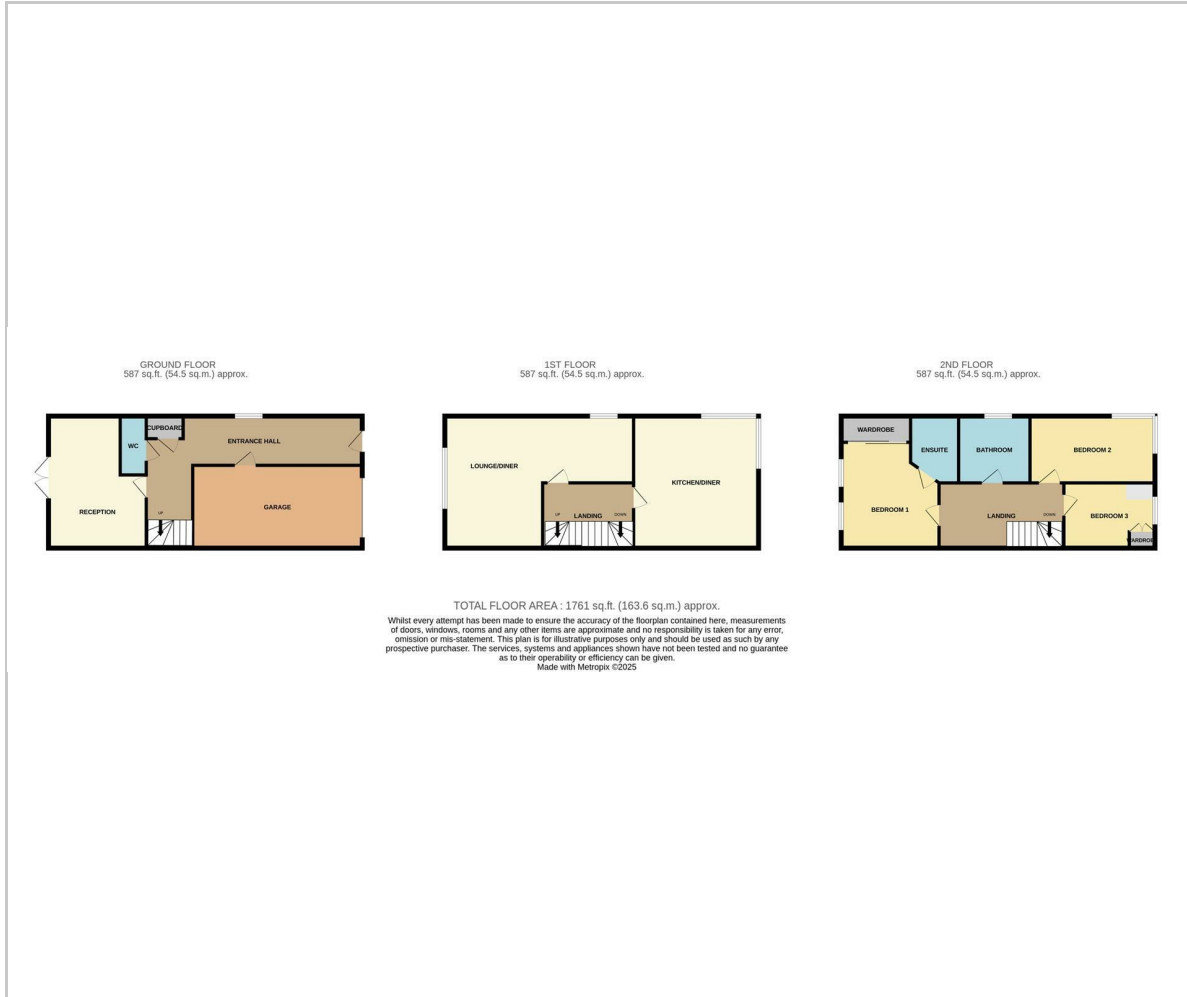
Landscaped West Facing Garden

Driveway

Chain Free

Estate Management Charge -  
£350pa

## Floor Plan



## Viewing

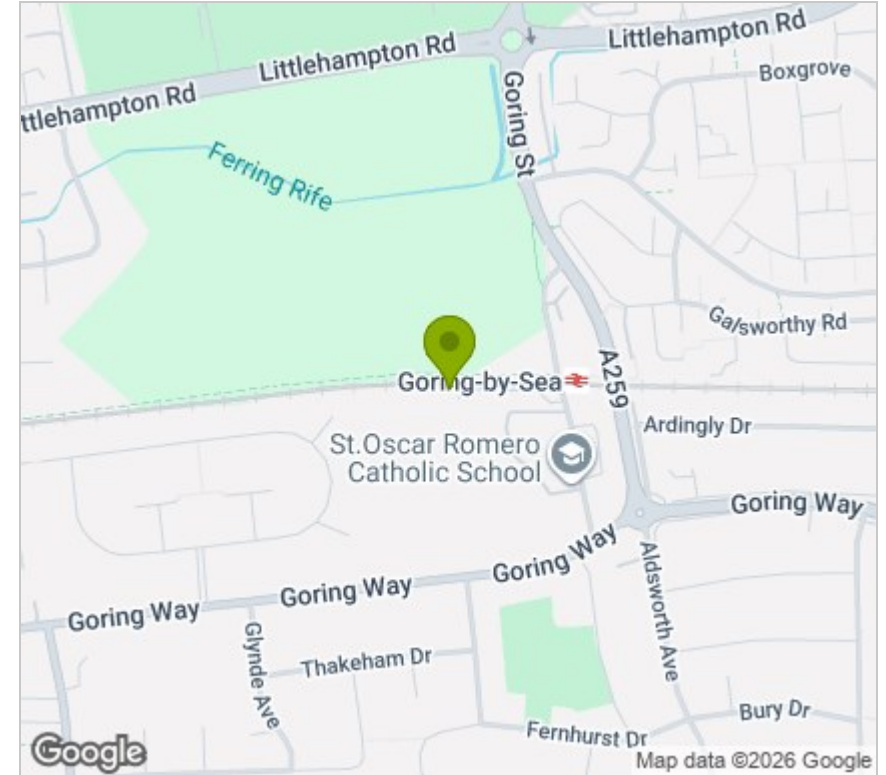
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

