



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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223 Goring Way

Goring-By-Sea, Worthing, BN12 5BU

Guide price £450,000

Freehold Council Tax Band



## 223 Goring Way

Goring-By-Sea, Worthing, BN12

ED11

GUIDE PRICE - £450,000 - £475,000. A spacious detached bungalow occupying a plot in a favoured location on Goring/Ferring borders with larger than average feature southerly aspect rear gardens. The accommodation is in good decorative order and comprises porch leading to dining hall with double doors to living room, kitchen with covered sideways, two double bedrooms and large bathroom. The property benefits from gas heating and double glazing and there is a driveway leading to garage. Viewing highly recommended.

Situated on a popular road on the Ferring/Goring borders and being within a short drive of Ferring and slightly closer to Aldsworth Avenue shopping facilities. Ferring is a quiet and popular seaside village with two small shopping parades both served by bus routes giving access to surrounding areas including Worthing town centre and a mainline railway station. In the village centre there is a doctors surgery, dentist, library, village hall and Co-op store.

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Lounge  
18'5" x 12'1" (5.61m x 3.68m)

Dining Hall  
15'5" x 14'1" (4.70m x 4.29m)

Kitchen  
10'11" x 10'10" (3.33m x 3.30m)

Bedroom One  
15' x 10'11" (4.57m x 3.33m)

Bedroom Two  
11'4" x 11'11" (3.45m x 3.63m)

Bathroom

Front Garden

Private Driveway

Garage

South Facing Rear Garden



## Floor Plan



## Viewing

Please contact our James & James Estate Agents 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

