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208 Goring Way  
Goring-By-Sea, Worthing, BN12 5BS

Asking price £465,000

Freehold Council Tax Band D



A superb link detached bungalow on the Ferring Goring borders.

In brief, the accommodation comprises covered porch into spacious dining hall with sliding doors onto double aspect bay fronted lounge. There are two double bedrooms, both with fitted wardrobes, a modern fitted kitchen, and UPVC double glazed conservatory. There is also a modern fitted shower room with WC.

The driveway has been laid to brick block paving providing ample off-road parking and in turn there is a garage with personal door to rear garden. The rear garden is a particular feature of the property, having been well kept by the current owners and is well stocked with a profusion of tree and shrub lined borders.

Other benefits include UPVC double glazing and gas central heating. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this beautiful bungalow.

Situated on Goring Way, there are shops at both ends of the road in Ferring village and Aldsworth Parade. Regular buses serve the area, and the nearest mainline railway station is Goring-by-Sea that gives great links to most major towns and cities.

[Covered storm porch](#)





Dining hall  
10'4 opening to 15'0 x 13'11  
(3.15m opening to 4.57m x 4.24m)

Sliding double doors into bay fronted lounge  
17'6 x 11'7 (5.33m x 3.53m)

Modern fitted kitchen/breakfast room  
10'7 x 11'0 (3.23m x 3.35m)



UPVC double glazed conservatory  
24'0 x 5'3 (7.32m x 1.60m)

Bedroom one  
14'7 x 10'9 (4.45m x 3.28m)

Bedroom two  
9'11 x 11'2 (3.02m x 3.40m)

Modern fitted shower room  
7'11 x 8'4 (2.41m x 2.54m)

Ample off road parking  
Garage  
Landscaped rear garden



## Floor Plan



## Viewing

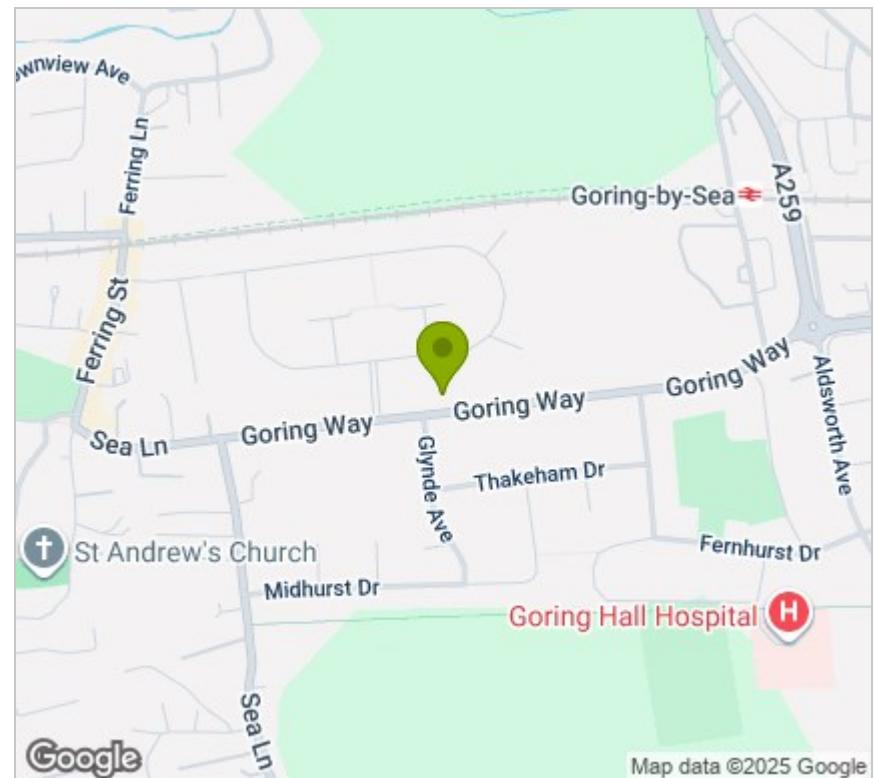
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

