



6 Windermere Crescent

Goring-By-Sea, Worthing, BN12 6JY

Guide price £425,000

Freehold Council Tax Band C

James & James Estate Agents are delighted to bring to the market this CHAIN FREE three bedroom, extended, semi-detached bungalow in this popular residential location.

In brief, the accommodation comprises UPVC double glazed entrance porch into spacious entrance hall with access to a large, fully boarded loft space via pull down ladder. There is a lounge with focal fireplace, three bedrooms, a shower room with bidet and a separate toilet. The kitchen/breakfast room has a roof lantern and French doors onto the rear garden, with the breakfast room having the advantage of underfloor heating.

The rear garden is a particular feature of the property having been landscaped for ease of maintenance and the front garden is arranged to provide off road parking for multiple vehicles.

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

Situated in Windermere Crescent, shops can be found nearby at both Strand Parade and Palatine Road. The nearest mainline railway station is Durrington-on-Sea giving great access to towns and cities, and buses serve the area.

UPVC double glazed entrance porch

Spacious entrance hall

Lounge  
14'7 x 9'11 (4.45m x 3.02m)





Extended kitchen/breakfast room  
16'0 x 13'6 (4.88m x 4.11m)

Bedroom one  
13'2 x 9'11 (4.01m x 3.02m)

Bedroom two  
8'7 x 7'1 (2.62m x 2.16m)

Bedroom three  
8'8 x 7'2 (2.64m x 2.18m)

Shower room

Separate W.C.

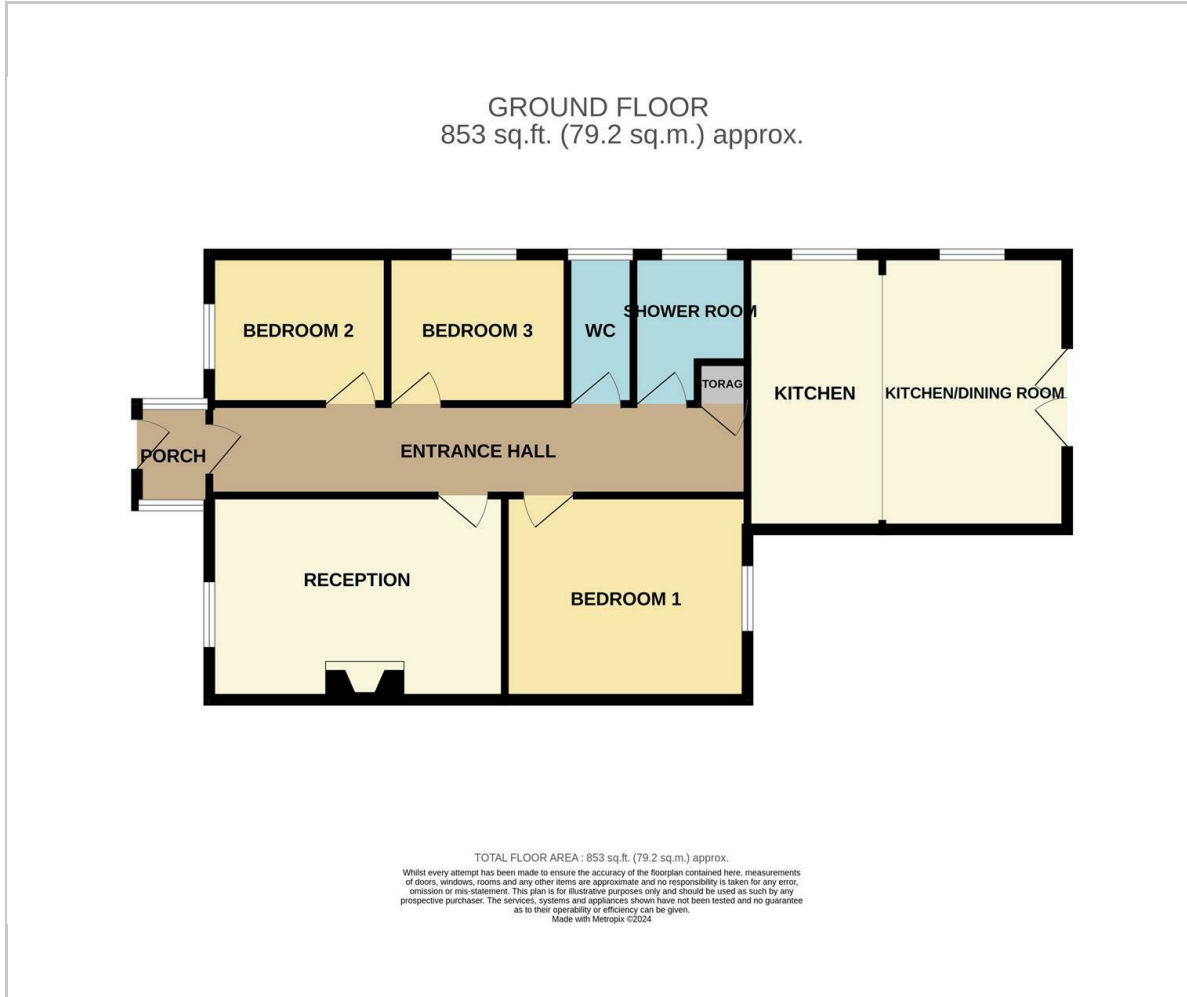
Rear garden

Off road parking

Front garden



## Floor Plan

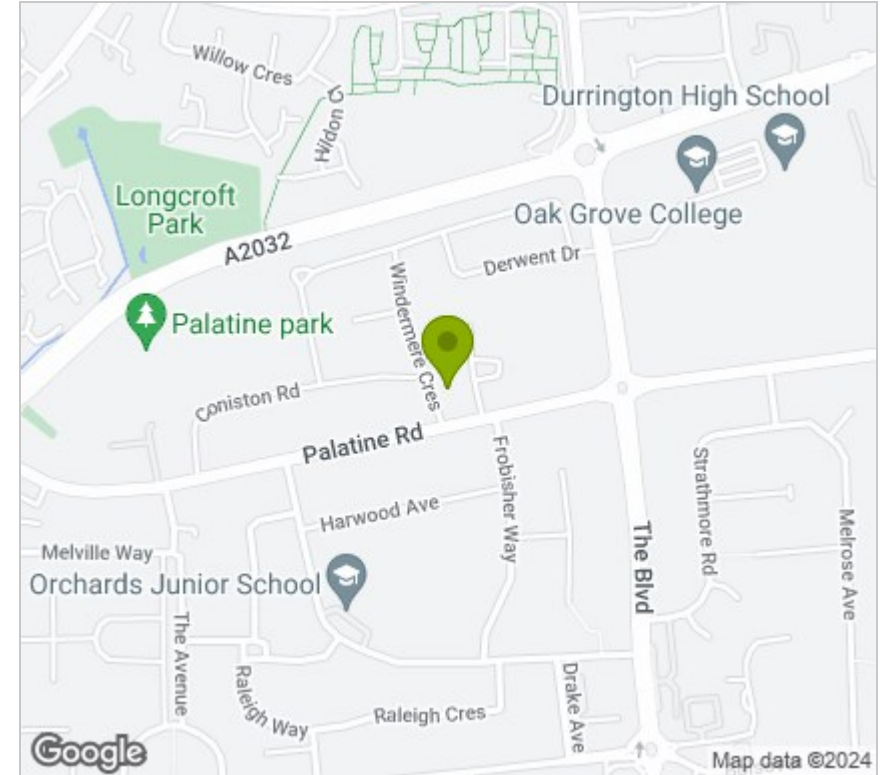


## Viewing

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

