



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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23 Palmerston Avenue

, Goring-By-Sea, BN12 4RN

Guide price £400,000

Freehold Council Tax Band C



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We are delighted to offer for sale this stunning semi detached family home ideally located within an extremely popular position of Goring.

The accommodation comprises entrance hall into bay fronted living room with double doors into beautifully fitted kitchen/diner with a range of base and eye level units and integrated appliances. There is a conservatory which enjoys the garden along with lean to storage, utility area and a luxury fitted w/c.

To the first floor, there are three bedrooms, two of which are good size doubles and a high specification bathroom.

Externally to the front, there is a block pave driveway providing off road parking for two vehicles. To the rear, there is a private south facing garden which is predominately laid to lawn with patio and decked seating areas and a brick built shed.

Further benefits include double glazing, gas fired central heating and plantation shutters.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this family home.

Ideally located for local schools including Goring Primary & West Park Primary along with Marriott's Nursery School. Local busses serve the area and Mainline rail services are close by. Local shops are near by at the Mulberry shopping parade that cater for everyday needs.

### Entrance Hall

### Bay Fronted Lounge 13'7 x 12'5 (4.14m x 3.78m)





Stunning Kitchen/Diner  
19'4 x 8'6 (5.89m x 2.59m)

Ground Floor W/C  
6'7 x 4'7 (2.01m x 1.40m)

Conservatory  
9'11 x 9'3 (3.02m x 2.82m)

Bedroom One  
12'8 x 11'11 (3.86m x 3.63m)

Bedroom Two  
12'8 x 8'7 (3.86m x 2.62m)

Bedroom Three  
8'5 x 7'4 (2.57m x 2.24m)

Luxury Refitted Bathroom  
7'4 x 5'1 (2.24m x 1.55m)

South Garden

Driveway For Two Vehicles

## 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

