JAMES&JAMES
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

15 Rudgwick Avenue

, Goring-By-Sea, BN12 5AZ

Guide price £675,000

Freehold Council Tax Band E

3 2 2 C

James & James Estate agents are delighted to bring to the market this explementary, extended three bed, two bath, detached bungalow, offered for sale to an exacting standard throughout. The versatile and well kept accommodation comprises enclosed storm porch into spacious entrance with access to loft via pull down ladder, superb South and West facing lounge with remote control living flame gas fire and bifold doors opening onto a bright UPVC double glazed conservatory.

The kitchen/breakfast room has been refitted to incorporate a range of integrated appliances and there is a kitted out utility room with roof lantern. The dining area also has a roof lantern and enjoys French doors onto the rear garden.

Bedrooms one and two are served by a Jack & Jill luxury fitted en-suite shower room. Bedroom three overlooks the South garden, and there is also a luxury fully fitted bath and shower room. The gardens are a particular feature of this property being laid predominately to lawn on the South side with areas of patio, a timber shed and gates giving side and rear access. The front garden is arranged to provide off road parking for multiple vehicles.

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

Situated on the corner of Rudgwick Avenue and Thakeham Drive the property is ideally located with local shops being found nearby at Aldswoth shopping parade. Buses serve the area and the nearest mainline railway station is Goring-by-Sea giving access to most major towns and cities.

Enclosed storm porch

Solid front door into spacious entrance hall
14'1 x 10'7 (4.29m x 3.23m)

Feature double aspect lounge
20'5 x 11'2 (6.22m x 3.40m)

UPVC double glazed conservatory
14'4 x 11'1 (4.37m x 3.38m)

Luxury fitted kitchen/breakfast room
19'5 x 9'9 (5.92m x 2.97m)

Utility room with roof lantern
5'5 x 6'6 (1.65m x 1.98m)

Dining room
15'11 x 11'4 (4.85m x 3.45m)

Bay fronted bedroom one
18'0 x 12'9 (5.49m x 3.89m)

Jack & Jill en-suite
9'11 x 7'2 (3.02m x 2.18m)

Bedroom two
12'4 x 10'9 (3.76m x 3.28m)

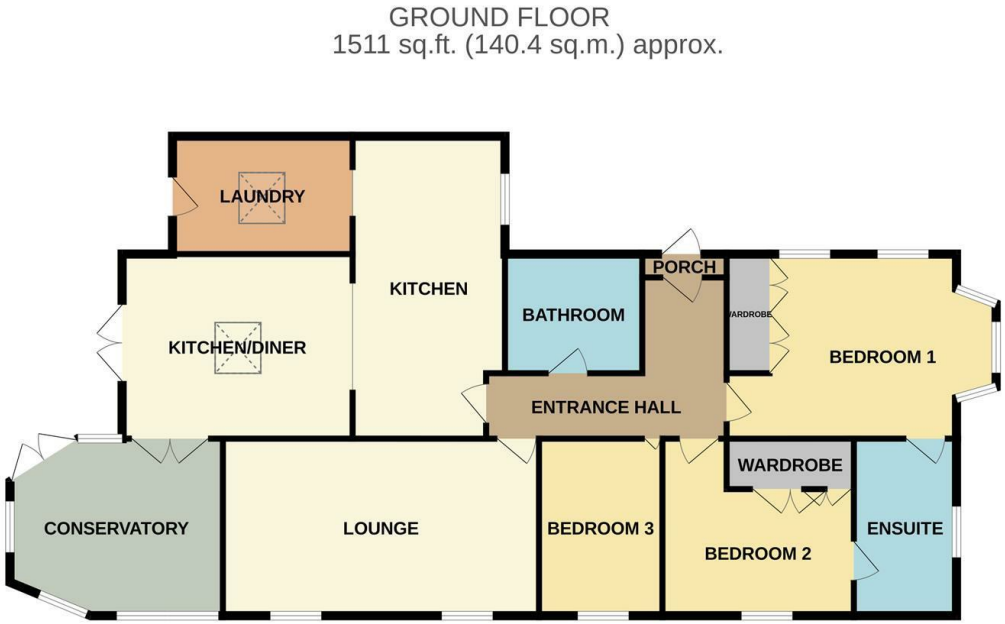
Bedroom three
10'8 x 7'7 (3.25m x 2.31m)

Luxury fitted bath & shower room
8'2 x 7'5 (2.49m x 2.26m)

Feature wraparound gardens

Off road parking

Floor Plan



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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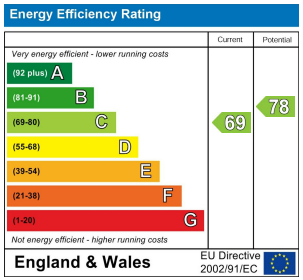
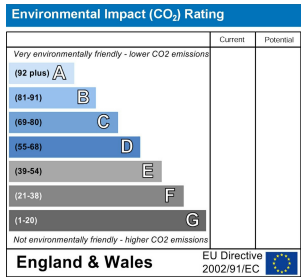
Area Map

Energy Efficiency Graph





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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