



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958770

e: salesenquiries@jamesandjamesea.co.uk

119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



81 Palatine Road, Goring-By-Sea, Worthing, BN12 6JR

Guide price £550,000





# 81 Palatine Road

Goring-By-Sea, Worthing, BN12 6JR

- Detached Family Home
- Feature South Facing Garden
- Lounge Diner
- Garage
- Three Bedrooms
- Stunning Conservatory
- Private Drive

An exceptional opportunity to acquire a spacious three bedroom detached family home, ideally positioned on a sought after road in Goring-by-Sea, just moments from local amenities and highly regarded schools. Offering generous living space and excellent potential, this property is perfectly suited to modern family life.

Internally, the accommodation comprises a welcoming entrance hall with stairs rising to the first floor, a convenient ground floor cloakroom, and a spacious lounge/dining room with ample room for entertaining, featuring doors opening into the conservatory. The conservatory enjoys views over the garden and provides direct outdoor access. The modern fitted kitchen offers a good range of cupboards and also connects to the conservatory.

Upstairs, the property offers three well proportioned bedrooms, along with a contemporary family bathroom and a separate WC. The landing also provides access to the loft space.

Externally, the property benefits from a generously sized south facing rear garden, a lawned front garden, and a private driveway leading to the tandem garage.

Situated in Palatine road, busses serve the area. The nearest mainline railway station is Goring-by-Sea or Durrington-on-Sea, providing fantastic links to most major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately three mile distance, while other shops are also nearby at the bottom of Palatine road.



Entrance hall  
Lounge  
Dining room  
Conservatory  
Kitchen  
Ground floor w/c  
Stairs to first floor landing  
Bedroom one  
Bedroom two  
Bedroom three  
Bathroom  
W/c

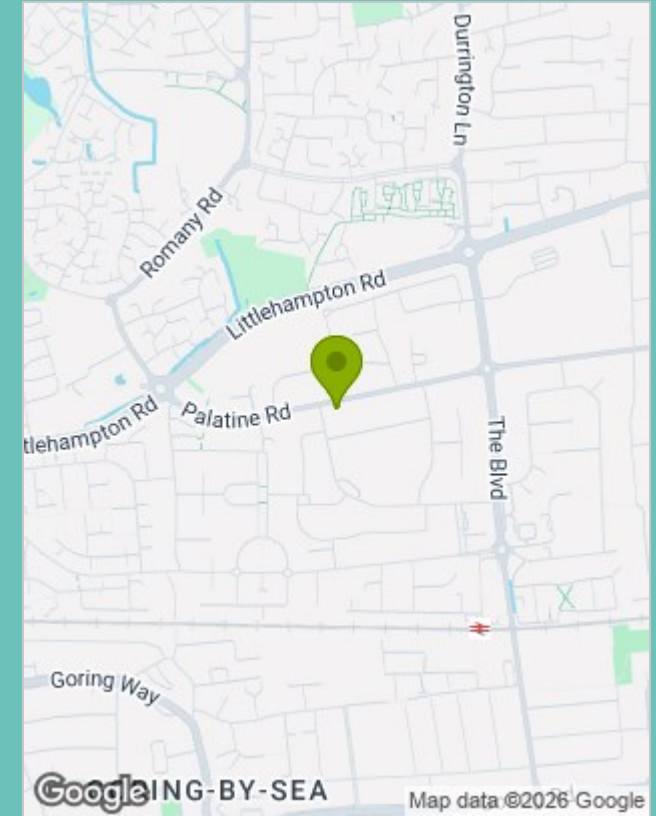




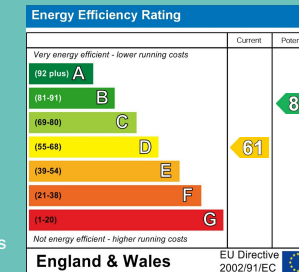
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Worthing 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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

