



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



11 Windermere Crescent

Goring-By-Sea, Worthing, BN12 6JY

Guide price £450,000

Freehold Council Tax Band C



A superbly presented detached bungalow with double garage situated in this quiet residential location.

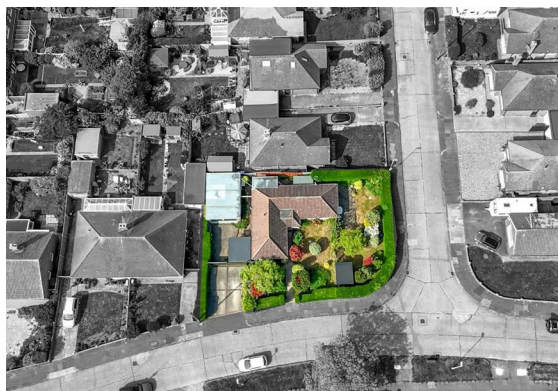
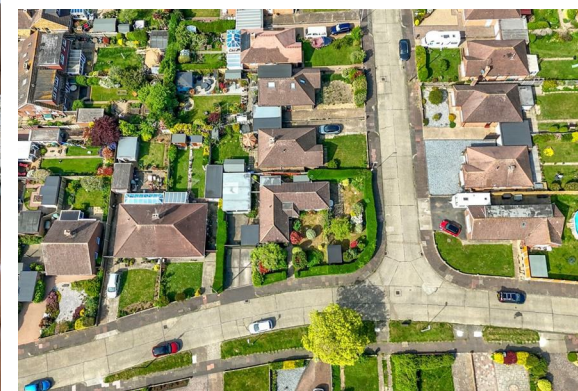
In brief the accommodation comprises UPVC double glazed front door into spacious entrance hall with access to loft space, superb double aspect lounge with French doors onto the rear garden, concertina bi-fold doors opening onto the dining room (formerly bedroom two), luxury fitted bath and shower room, whilst bedroom one is double aspect with a range of fitted wardrobes. There is a modern fitted kitchen/breakfast room.

Externally there are gardens to all sides of this bungalow with off-road parking and double gates to further hard standing, which in turn leads to the double garage with remote control up & over door, sink & worktops, and personal door back to the rear gardens.

This property is offered for sale with no onward chain, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this fantastic bungalow.

Situated in Windermere Crescent, local shops can be found nearby at Strand Parade, which cater for everyday needs. Durrington-by-Sea mainline railway station is also close by. Buses serve the area. Worthing town centre, with its more comprehensive range of bars, restaurants, and cafes is approximately three mile distance.

Double glazed door





Entrance hall  
11'11 x 7'8 (3.63m x 2.34m)

Glazed door into double aspect lounge  
20'0 x 14'0 (6.10m x 4.27m)

Concertina doors into dining room (formerly bed 2)  
9'1 x 11'5 (2.77m x 3.48m )

Kitchen/dining room  
15'10 x 10'3 (4.83m x 3.12m)

Bedroom one  
13'6 x 14'4 (4.11m x 4.37m)

Modern fitted bath & shower room  
8'7 x 7'5 (2.62m x 2.26m)

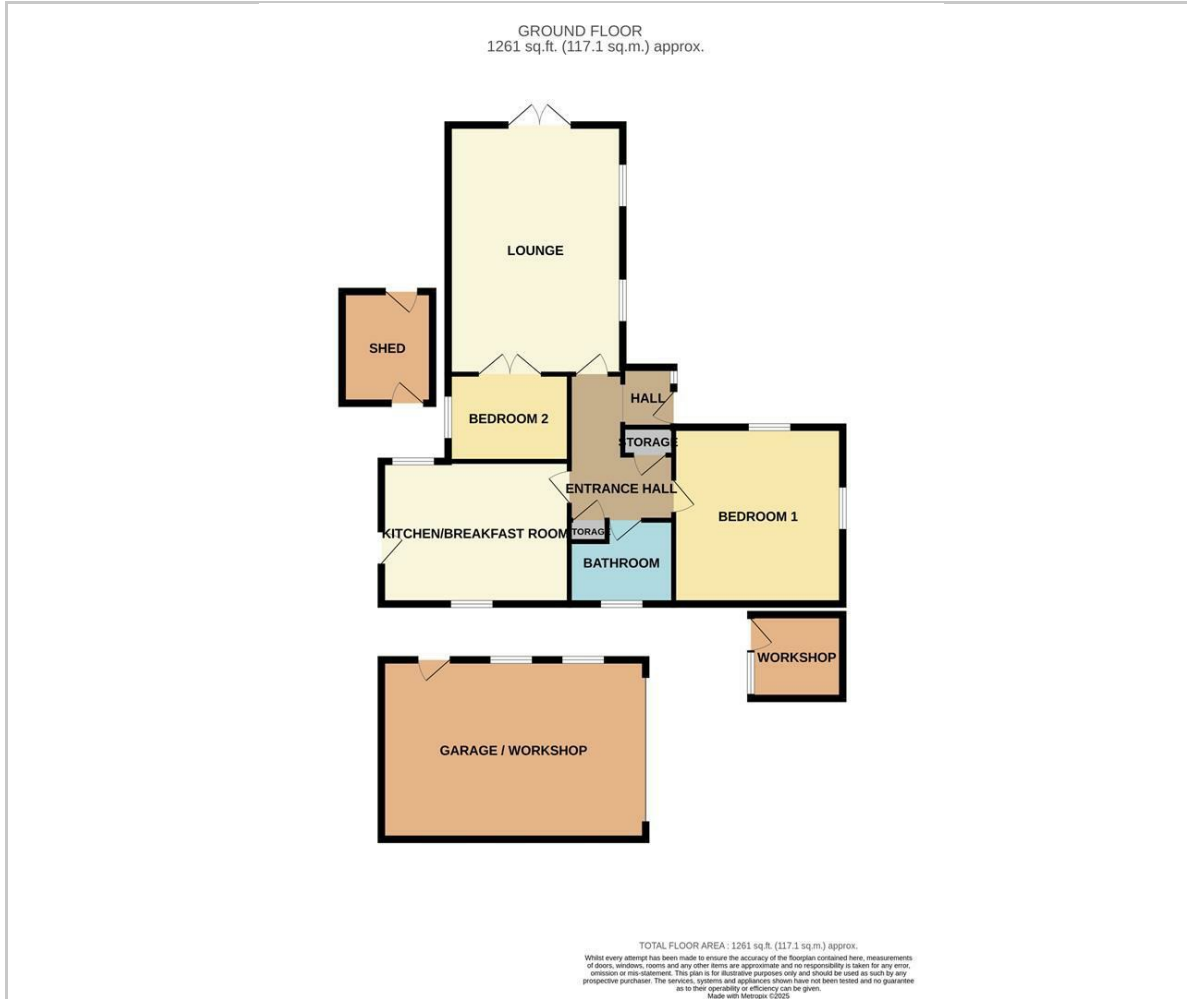
Off road parking

Double garage  
21'7 x 14'4 (6.58m x 4.37m)

Gardens to three sides



## 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.

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.



## Area Map



## Energy Efficiency Graph

