



4 Bodiam Avenue

Goring-By-Sea, Worthing, BN12 5AP

Guide price £675,000

Freehold Council Tax Band E



4



2



3



D

Versatile and spacious accommodation including a SELF CONTAINED ANNEX situated on the Goring Hall fringe.

James & James Estate Agents are delighted to bring to the market this deceptively spacious and extremely versatile 4/5 bedroom detached family home situated in the heart of Goring-by-Sea.

In brief the accommodation comprises entrance porch, dining hall, triple aspect lounge, modern fitted kitchen, utility room, ground floor bathroom, one bedroom annex with shower room and private entrance, three first floor bedrooms and a family bathroom.

The front garden has been laid to brick block paving providing off-road parking for multiple vehicles, whilst the rear garden is exceptionally established with a profusion of tree and shrub lined borders, areas of brick block paving, further areas of flagstone patio and large areas of lawn. There is also a sheltered garden room and gates giving side and rear access.

Situated in Bodiam Avenue, the property fronts onto Ilex with public footpath down to the beach. The favoured Bulls Head pub and restaurant is at the other end of the road whilst Aldsworth Parade caters for everyday needs. The property is also ideally situated near Goring-by-Sea mainline railway station which offers fantastic links to all towns and cities.

Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately three mile distance, and in our opinion internal viewing is considered essential to appreciate the overall size and versatility of this wonderful detached home.





Entrance porch  
5'8 x 6'4 (1.73m x 1.93m)

Dining hall  
22'9 x 10'5 (6.93m x 3.18m )

Triple aspect South facing bay fronted lounge  
18'3 x 15'4 (5.56m x 4.67m)

Bedroom  
15'4 x 10'6 (4.67m x 3.20m)

Modern refitted kitchen  
12'1 x 12'5 (3.68m x 3.78m)

Family bathroom  
8'7 x 7'3 (2.62m x 2.21m)

Utility room  
9'5 x 9'1 (2.87m x 2.77m)

Annex entrance porch  
5'8 x 5'0 (1.73m x 1.52m)

Annex studio room  
17'5 x 10'3 (5.31m x 3.12m)

Shower room

First floor landing

Bedroom one  
15'5 x 9'3 (4.70m x 2.82m)

Bedroom two  
23'3 x 8'3 opening to 10'1 (7.09m x 2.51m opening to 3.07m)

Bedroom three  
7'7 x 8'5 (2.31m x 2.57m)

Family bathroom  
6'7 x 5'0 (2.01m x 1.52m)

Off road parking for several vehicles

Gardens to three sides

Feature rear garden



## Floor Plan



## Viewing

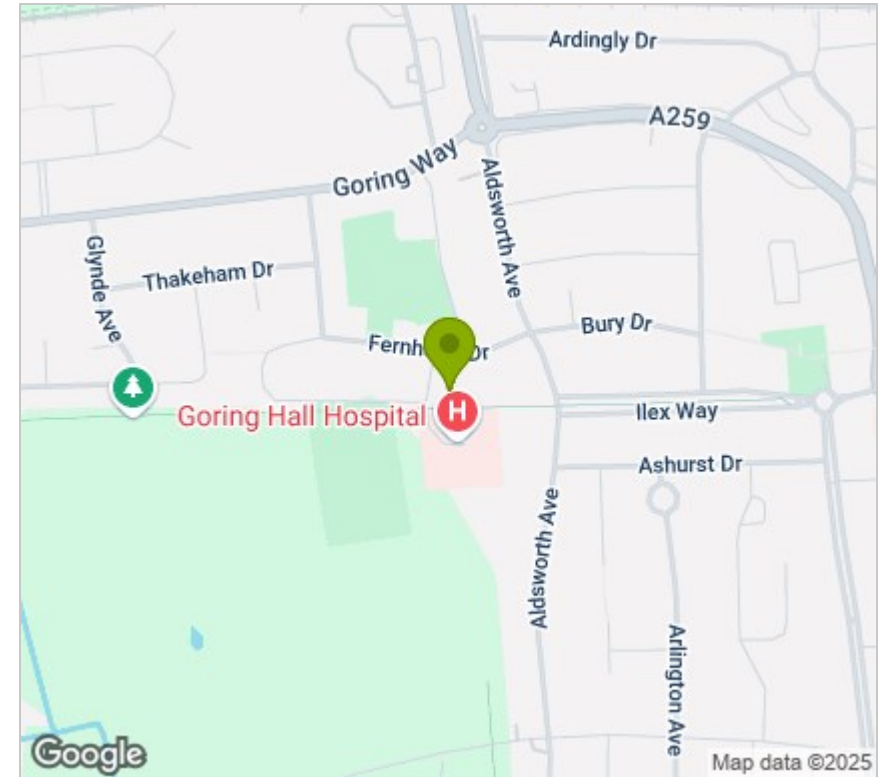
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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

