



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



57 Boxgrove

Goring-By-Sea, Worthing, BN12 6BB

Guide price £425,000

Freehold Council Tax Band D



Positioned within the ever-popular Boxgrove area of Goring-by-Sea, this well-located and highly versatile home offers an excellent opportunity for buyers seeking flexible living in a convenient coastal setting. With local shops, reputable schools and transport links all within easy reach, the property is ideally suited to families, downsizers or those looking to accommodate multi-generational living.

The accommodation is thoughtfully arranged and provides a flexible layout that can adapt to a variety of needs. Of particular note is the addition of a ground floor shower room, enhancing practicality and offering potential for ground floor bedroom use if required. The living spaces are light and well-proportioned, creating a comfortable and welcoming environment throughout.

To the rear, the property benefits from a private south-facing garden, perfect for enjoying the sunshine throughout the day and ideal for outdoor dining or relaxing. To the front, there is off-road parking via a private driveway, adding further convenience.

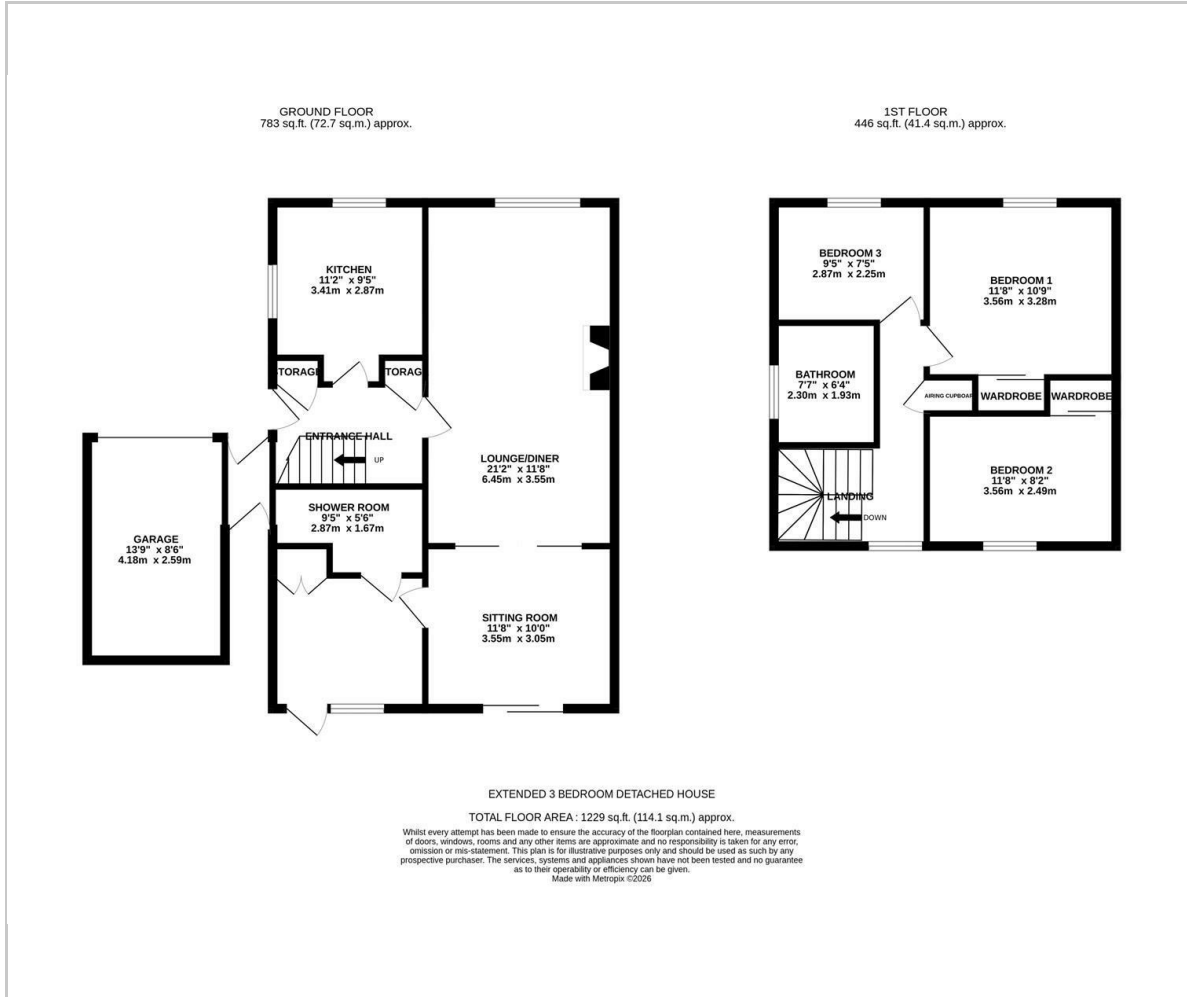
Additional features include gas central heating and double glazing, ensuring warmth and efficiency all year round.

Offered for sale with no onward chain, this is a fantastic opportunity to secure a home in a sought-after location with scope to personalise and make your own.





## Floor Plan



## Viewing

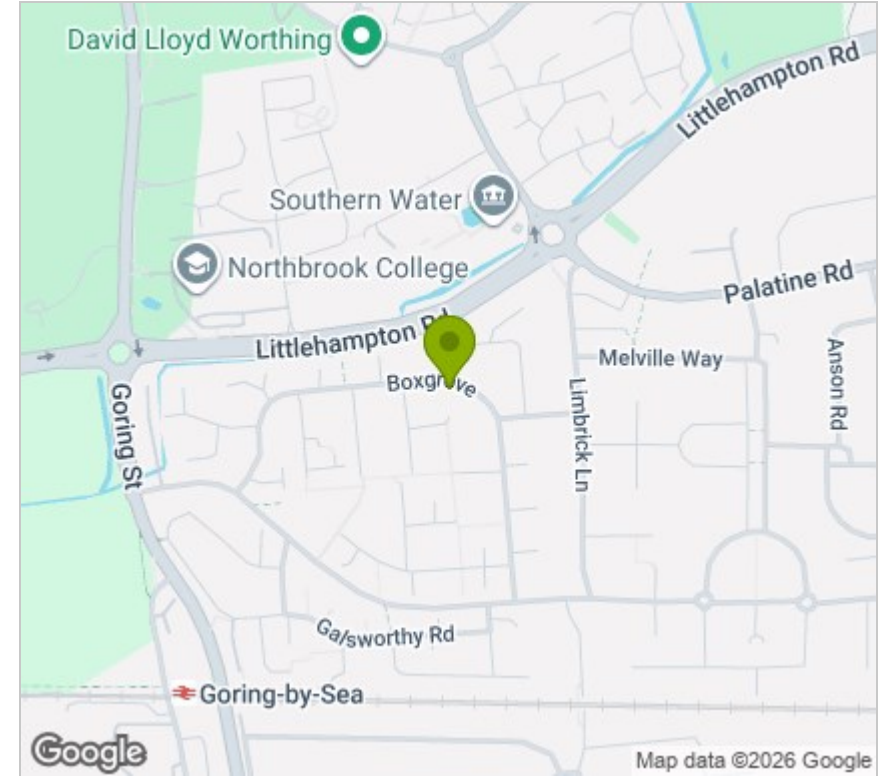
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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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

