



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



9 Melbourne Way

Goring-By-Sea, Worthing, BN12 4RU

Guide price £350,000

Freehold Council Tax Band B



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We are delighted to offer for sale this well presented three bedroom family home which is located within an extremely convenient position of Goring.

The accommodation comprises, entrance hall through to modern fitted kitchen with a range of base and eye level units, spacious lounge/ diner with breakfast bar and conservatory with doors onto garden.

To the first floor, there are three good size bedrooms and a beautifully re fitted bathroom with 'His & Hers' sinks set on a quartz top.

To the front, the property is situated on a walk way with gate into low maintenance shingled front garden. To the rear is a delighted south facing garden which is mainly laid to lawn with decked seating area and greenhouse.

Further benefits include gas fired central heating, double glazing and an allocated parking space.

Internal viewing is considered essential to appreciate to ideal position, condition and size of this family home.

Situated in Melbourne Avenue, local shops can be found nearby at the Mulberry Parade which caters for every day needs. The property is situated close to both Goring Primary and West Park Primary, two fantastic local schools. Marriotts day nursery is also close by. The nearest railway station is Durrington-on-Sea giving great links to towns and cities. Buses also serve the area.





Entrance Hall

Spacious Lounge/ Diner With  
Breakfast Bar  
21" x 11" (6.40m x 3.35m )

Modern Fitted Kitchen  
12'9 x 7'9 (3.89m x 2.36m)

Conservatory  
13'7 x 11'2 (4.14m x 3.40m)

Stairs To First Floor

Bedroom One With Fitted  
Cupboard  
13'10 x 10'11 (4.22m x 3.33m)

Bedroom Two  
13'10 x 10'5 (4.22m x 3.18m)

Bedroom Three  
9'11 x 7" (3.02m x 2.13m )

Beautifully Fitted Bathroom  
7'10 x 5'6 (2.39m x 1.68m)

South Facing Rear Garden

Allocated Parking Space

## 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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## Area Map



## Energy Efficiency Graph

