

# t: 01903 958770

e: info@jamesandjamesea.co.uk 119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



# 93 Barrington Road Worthing, BN12 4SB

James & James Estate Agents are delighted to bring to the market this spacious and well presented family home in Goring By Sea. Positioned on the Barrington Road, the property is just a short distance to the seafront with a vast range of shops and schools all just a short walk away.

In brief, the accommodation comprises to the ground floor, lounge diner, kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom. Externally there is a South facing rear garden with off road parking for two vehicles to the front.

In our opinion internal viewing is essential to appreciate the generous size and excellent decorative order of this sought after property.

- Family Home
- Three Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Conservatory
- South Facing Rear Garden
- Off Road Parking
- Well Presented

























### Entrance Hall

Lounge/Diner 21'9" x 12'5" (6.63m x 3.78m)

Kitchen 11'5" x 9' (3.48m x 2.74m)

Conservatory 10'4" x 10'1" (3.15m x 3.07m)

First Floor Landing

Bedroom One 12'6" x 11'7" (3.81m x 3.53m)

Bedroom Two 10'6" x 9'10" (3.20m x 3.00m)

Bedroom Three 11'1" x 7' (3.38m x 2.13m)

Bathroom

Outside

South Facing Rear Garden

Private Drive

#### Floor Plan



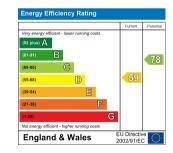
#### Viewing

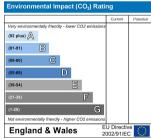
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

#### Area Map



## **Energy Efficiency Graph**





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 firms employment has the authority to make or give any representation or warranty in respect of the property.







