



19 Palmerston Avenue

Worthing, BN12 4RN

Offers in excess of £325,000



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James & James Estate Agents are delighted to bring to the market this sought after three bedroom END OF TERRACE family home situated in a popular Goring By Sea location. With a SOUTH FACING GARDEN.

In brief, the accommodation comprises to the ground floor; Entrance hall, lounge, kitchen dining room. To the first floor there are three good size bedrooms and a family shower room.

Externally there is a spacious SOUTH facing rear garden and a front garden with scope to change to off road parking (subject to usual planning consents)

Ideally located for local schools including Goring Primary & West Park Primary along with Marriott's Nursery School. Local buses serve the area and Mainline rail services are close by. Local shops are near by at the Mulberry shopping parade that cater for everyday needs.

The property is offered for sale with no onward chain

In our opinion viewing is advised to appreciate both the generous size and excellent location of this lovely family home.

### Entrance Hall

Lounge  
12'6 x 12'7 (3.81m x 3.84m)





Kitchen Dining Room  
19'1 x 7'9 (5.82m x 2.36m)

First Floor landing

Bedroom One  
12'6 x 8'9 (3.81m x 2.67m)

Bedroom Two  
12'3 x 9'9 (3.73m x 2.97m)

Bedroom Three  
8'5 x 8'4 (2.57m x 2.54m)

Family Shower Room

Front Garden

South Facing Rear Garden

Garden brick built Stores



## Floor Plan

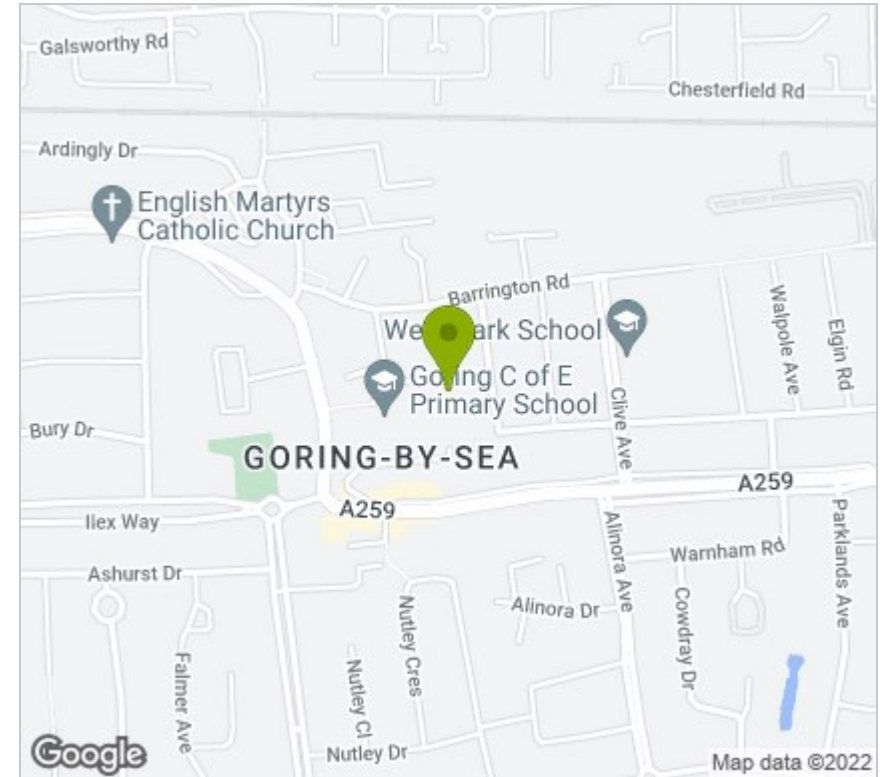


## Viewing

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

