



37 Angus Road

Goring-By-Sea, Worthing, BN12 4BL

Guide price £575,000

Freehold Council Tax Band D

Offered for sale with no onward chain and featuring a beautiful rear garden, this well-presented three/four-bedroom detached chalet is ideally situated in the ever-popular Angus Road location.

The accommodation briefly comprises an enclosed entrance porch leading into a spacious entrance hall. The bay-fronted lounge/diner is a standout space, featuring a large picture window overlooking Angus Road and providing an abundance of natural light. The dining room/bedroom three enjoys direct access to the rear garden, while two further ground floor bedrooms offer flexible living arrangements. There is also a ground floor bathroom and a separate WC. The modern fitted kitchen/breakfast room provides a practical and stylish space, with a door leading through to a useful lean-to.

The first floor has been thoughtfully arranged to create a generous double bedroom with its own bathroom, complemented by pleasant south-facing views.

Externally, the front of the property offers off-road parking alongside an area of lawn and mature shrubs, as well as access to a garage with an electric up-and-over door. The rear garden is a particular feature, being predominantly laid to lawn and enhanced by a summer house, patio areas and a footpath, creating an ideal space for both relaxation and entertaining.

In our opinion, internal viewing is essential to fully appreciate the size, layout and condition of this attractive detached home. Angus Road is conveniently located for local shops, with regular bus services nearby, and West Worthing railway station provides excellent links to major towns and cities.

Please contact the vendor's sole agents to arrange your private viewing.

Enclosed entrance porch & entrance hall

11.8 x 9.9 x 14.7 (3.35m.2.44m x 2.74m.2.74m x 4.27m.2.13m)





South facing bay fronted lounge
17.5 x 12.8 (5.18m.1.52m x 3.66m.2.44m)

Kitchen/breakfast room
10.9 x 10.5 (3.05m.2.74m x 3.05m.1.52m)

Covered outer lobby
10.5 x 3.9 (3.05m.1.52m x 0.91m.2.74m)

Bedroom1
10.8 x 13.5 (3.05m.2.44m x 3.96m.1.52m)

Bedroom 2 / dining room
11.2 x 12.7 (3.35m.0.61m x 3.66m.2.13m)

Bedroom 3
9.4 x 8.6 (2.74m.1.22m x 2.44m.1.83m)

Family Bathroom

Stairs to first floor landing

Bathroom

Garage

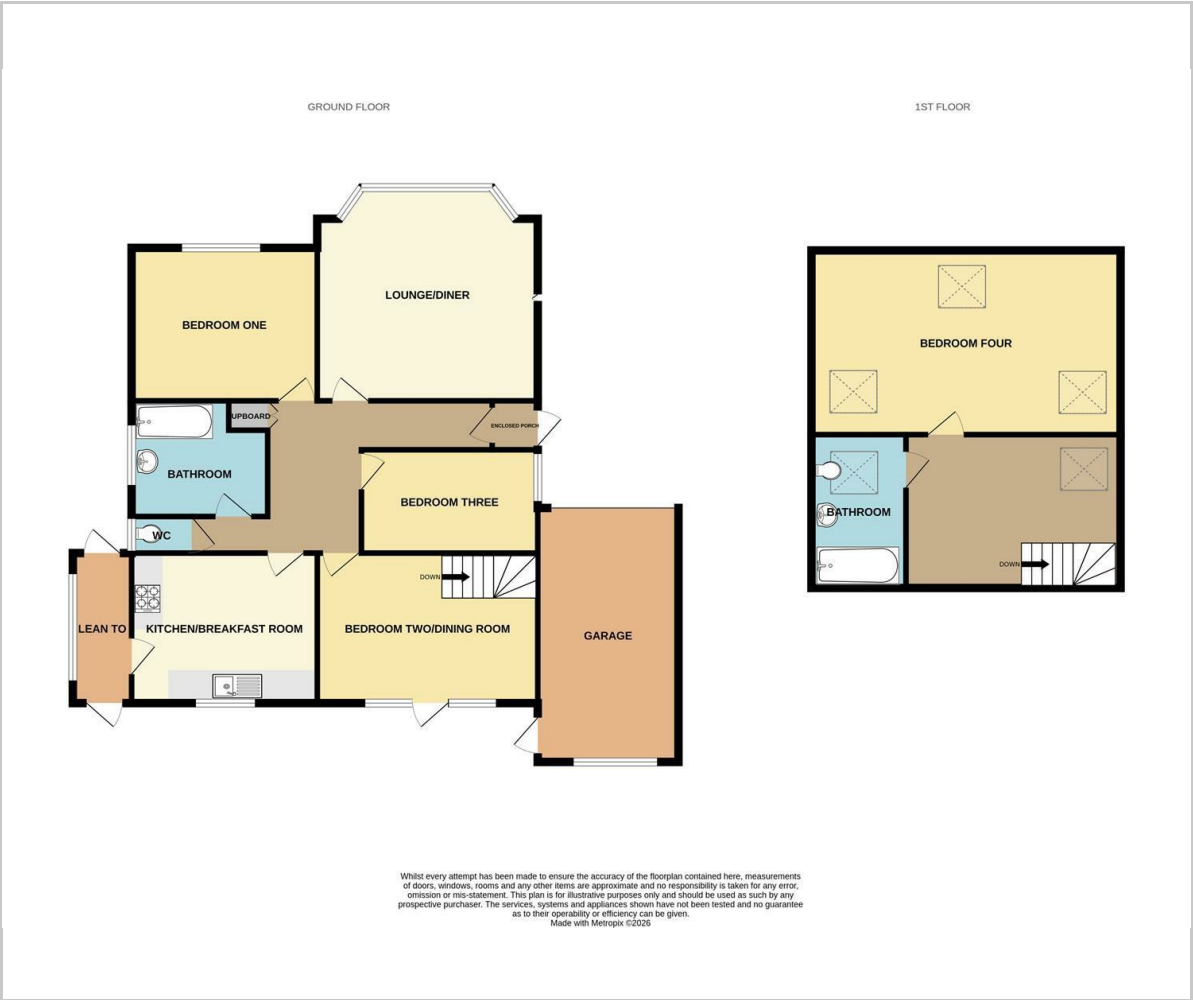
Shower Room

First floor bedroom
13.3 x 11.3 (3.96m.0.91m x 3.35m.0.91m)

Feature rear garden

Off Street Parking

Floor Plan



Viewing

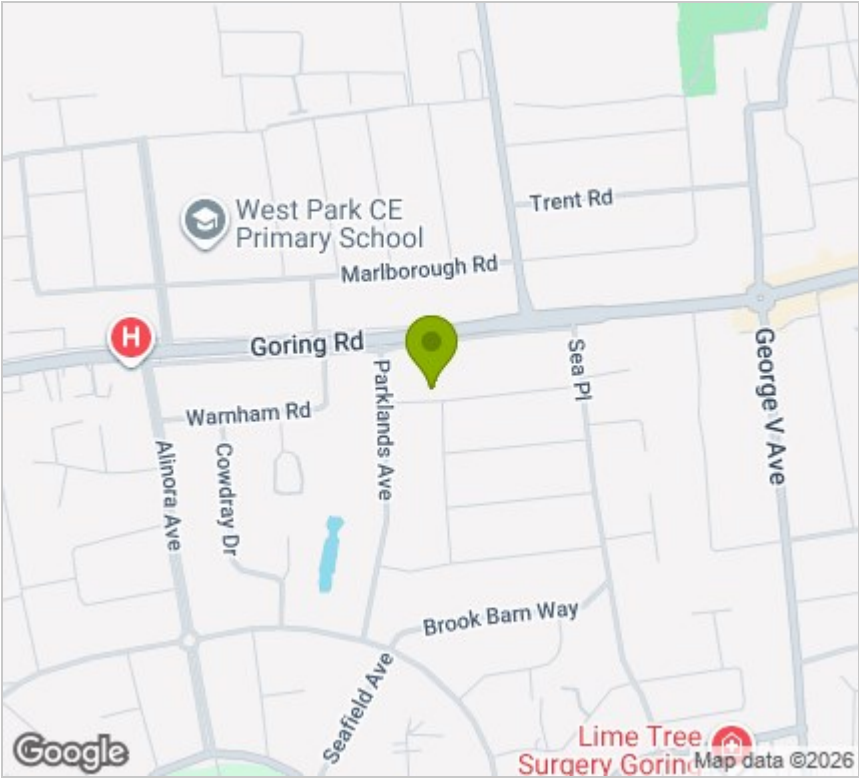
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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 firms 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

