



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



1 Windermere Crescent

, Goring-By-Sea, BN12 6JY

Guide price £550,000

Freehold Council Tax Band D



We are pleased to present this spacious and versatile detached chalet bungalow which is positioned on a fantastic corner plot.

The accommodation comprises entrance porch into hallway, bright South facing lounge with bi-folding doors opening onto a beautiful sheltered patio and doors to side conservatory. There is a modern fitted kitchen/breakfast room with a range of base and eye level units and access into rear conservatory.

On the ground floor there are two bedrooms, and a family bathroom. The master bedroom benefits from an ensuite shower room. A second reception room can be used as a study or additional bedroom. To the first floor there is another good size double bedroom with built-in storage, eaves space, and a stylish shower room.

Further benefits include gas fired central heating, double glazing and is presented to a high standard throughout.

Externally the property is position on an envious corner plot with a south facing garden which is predominately laid to lawn with raised borders, a summerhouse, and several patio seating areas. To the front there's a gravelled section, a lawn, and block paved driveway offering off road parking for several vehicles, leading to a carport, detached garage, and an attached workshop/store.

Situated in Windermere Crescent, shops can be found nearby at both Strand Parade and Palatine Road. The nearest mainline railway station is Durrington-on-Sea giving great access to towns and cities, and buses serve the area.

### Entrance Porch





Hallway

Living Room With Bi Folding Doors  
17' x 12'7 (5.18m x 3.84m)

Conservatory  
18'8 x 6'4 (5.69m x 1.93m)

Kitchen/Breakfast Room  
13'5 x 11'10 (4.09m x 3.61m)

Conservatory  
10'1 x 8" (3.07m x 2.44m)

Snug  
14" x 9" (4.27m x 2.74m)

Bedroom  
10'8 x 9" (3.25m x 2.74m)

Main Bedroom  
15'10 x 10'8 (4.83m x 3.25m)

En-Suite Shower Room

Office  
9'9 x 8'5 (2.97m x 2.57m)

Modern Fitted Family Bathroom

Stairs To First Floor With Velux  
Window

Bedroom With Fitted Wardrobe  
16'3 x 8'6 (4.95m x 2.59m)

Shower Room

Garage

Block Pave Driveway



## Floor Plan



## Viewing

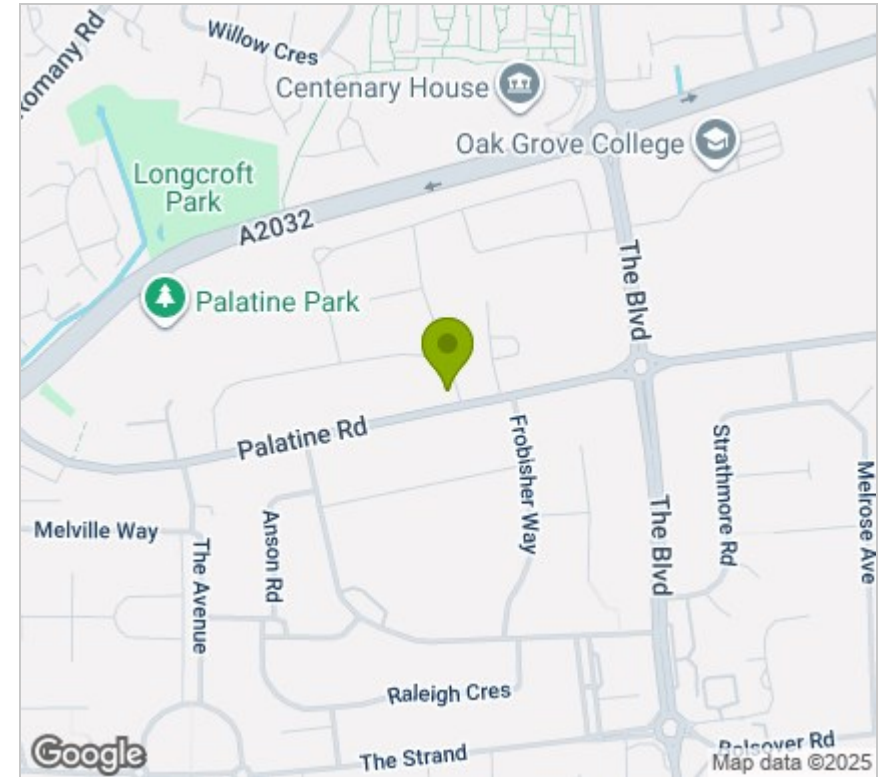
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

