



10 Ilex Way

Goring-By-Sea, Worthing, BN12 4UZ

Asking price £600,000

Freehold Council Tax Band F



****Property Listing: Spacious Detached House in Goring Hall****

James & James Estate Agents are thrilled to present this charming detached house, ideally located in Goring Hall. The property offers generous accommodation with four bedrooms, two reception rooms, a well-equipped kitchen, and a convenient cloakroom/W.C.

Additional features include a double-length car port accessed via an electric door, along with a garage for extra storage. The rear garden is a good size, and the front provides ample off-road parking. Benefits such as double glazing throughout and gas central heating enhance the comfort of this home.

Situated just half a mile from the beach and seafront, this property is close to essential amenities, including schools and shops. The mainline railway station, which provides access to London, is just over three-quarters of a mile away. You'll also find yourself conveniently located near the shops at Mulberry Parade.

We highly recommend an internal viewing to fully appreciate the spaciousness and wonderful position of this property. Don't miss the opportunity to make this lovely house your new home!

Entrance Porch

**Entrance Hall
14'3 x 6'2 (4.34m x 1.88m)**





Cloakroom / W/C

Lounge/Dining Room
21'10" x 14'9" (6.65m x 4.50m)

Kitchen
15'3" x 7'3" (4.65m x 2.21m)

Office / Reception Room
11'8" x 8'10" (3.56m x 2.69m)

First Floor Landing

Bedroom One
14'11" x 12'7" (4.55m x 3.84m)

Bedroom Two
14'11" x 8'2" (4.55m x 2.49m)

Bedroom Three
8'10" x 8'7" (2.69m x 2.62m)

Bedroom Four
8'10" x 7'6" (2.69m x 2.29m)

Shower Room

Separate WC

Front Garden

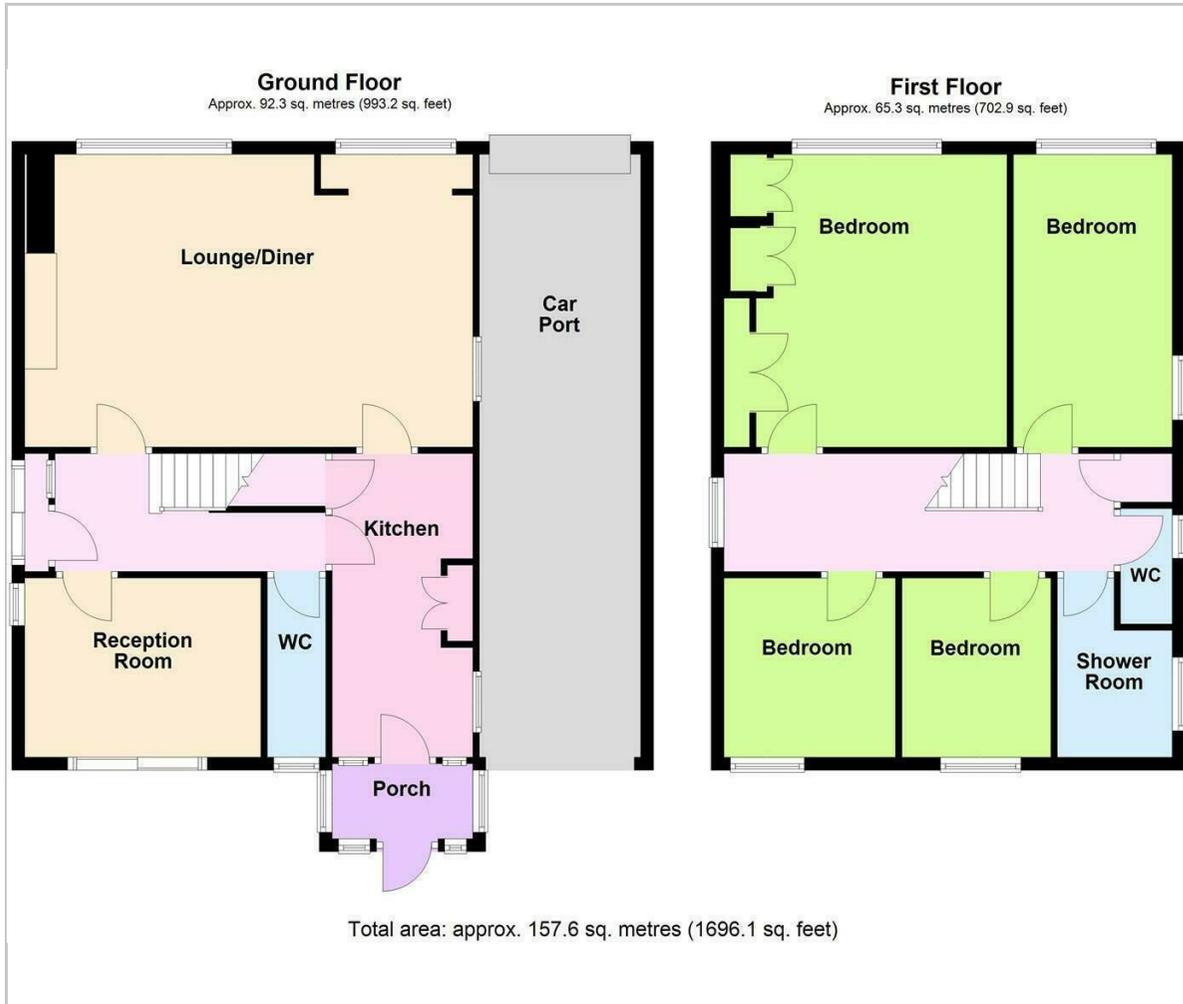
Double Car Port
32'0" x 8'3"

Garage
18'9" x 9'0" (5.72m x 2.74m)

Rear Garden



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

