



**JAMES & JAMES**  
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18 Midhurst Drive

Goring-By-Sea, Worthing, BN12 5BD

Guide price £500,000

Freehold Council Tax Band E



\*\*\*\*\* Guide Price £500,000 -  
£525,000 \*\*\*\*\*

James & James Estate Agents are delighted to bring to the market this detached corner plot bungalow situated on the borders of Goring-by-Sea and Ferring.

The property is offered for sale with NO ONWARD CHAIN and is available for viewing with immediate effect.

In brief the accommodation comprises enclosed entrance porch into dining hall, double aspect lounge, kitchen, bathroom, two double bedrooms with the master bedroom having an ensuite, gardens to three sides, ample off road parking, garage.

Other benefits include gas central heating and double glazing. Internal viewing is considered essential to appreciate the overall size and potential of this lovely bungalow.

Midhurst Drive is a charming road which links Goring-by-Sea and Ferring. There are twittens that give access to Ferring village and Aldsworth Parade shopping facilities. The nearest mainline railway station is Goring-by-Sea which gives access to most major towns and cities, and the beach is a pleasant walk away. Buses serve the area.

Enclosed entrance porch  
4'10 x 4'9 (1.47m x 1.45m )

Spacious dining hall  
19'5 x 10'2 (5.92m x 3.10m)

Double aspect lounge  
19'1 x 15'8 (5.82m x 4.78m)





- Bedroom one  
15'3 x 10'10 (4.65m x 3.30m)
- Bay fronted bedroom two  
14'10 x 14'10 (4.52m x 4.52m)
- Kitchen/breakfast room  
8'3 x 10'7 (2.51m x 3.23m)
- Covered outer lobby  
15'10 x 3'0 (4.83m x 0.91m)
- Garage with up & over door  
17'4 x 7'8 (5.28m x 2.34m)
- Courtyard garden
- Additional courtyard garden
- Front garden
- Side garden
- Off road parking



## Floor Plan



## Viewing

Please contact our James & James Estate Agents 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

