



175 Goring Way

Goring-By-Sea, Worthing, BN12 5BT

Guide price £475,000

Freehold Council Tax Band

Viewings are by appointment only on Saturday 14th March.

Set in a convenient and well-connected position in popular Goring-by-Sea, this attractive bungalow offers a fantastic opportunity for buyers looking to enjoy a relaxed coastal lifestyle with everything close at hand. From the moment you arrive, the storm porch leads into a welcoming entrance hall where there is access to the loft via a pull-down ladder, along with a large storage cupboard and airing cupboard, providing plenty of practical space for everyday living.

The bay-fronted lounge is a particularly appealing room, enjoying a bright double aspect that allows natural light to pour in throughout the day, creating a warm and comfortable space to relax. The accommodation is versatile, offering two or three bedrooms depending on how you wish to arrange the layout. The rear bedroom is currently used as a dining room and features double glazed sliding doors that open directly onto the garden, making it an ideal space for entertaining or enjoying summer evenings with the doors open to the outside.

The property also benefits from a modern shower room and a well-appointed kitchen, complete with useful utility cupboards to help keep everything neatly organised.

Outside, the south-facing rear garden is a real highlight. Beautifully stocked with a variety of planting and mainly laid to



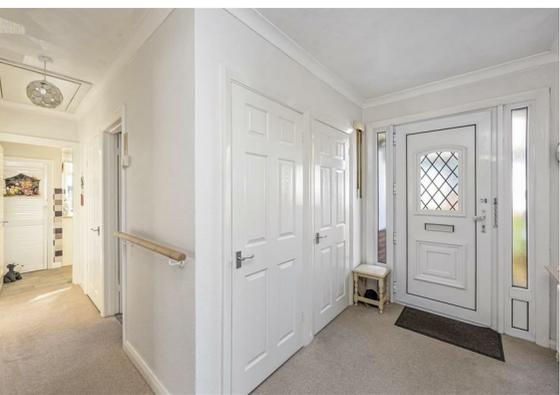


lawn, it provides a sunny and private space to unwind, garden or entertain. A timber shed offers additional storage, while the property also benefits from a garage with a remote-controlled up-and-over door.

Further features include gas central heating and double glazing, ensuring comfort and efficiency throughout the year.



The location is equally appealing, situated on a regular bus route and within easy reach of Goring-by-Sea railway station for those needing to travel further afield. Local shopping facilities at Aldsworth Parade are also just a short walk away, offering a selection of everyday amenities right on your doorstep.



Floor Plan



Viewing

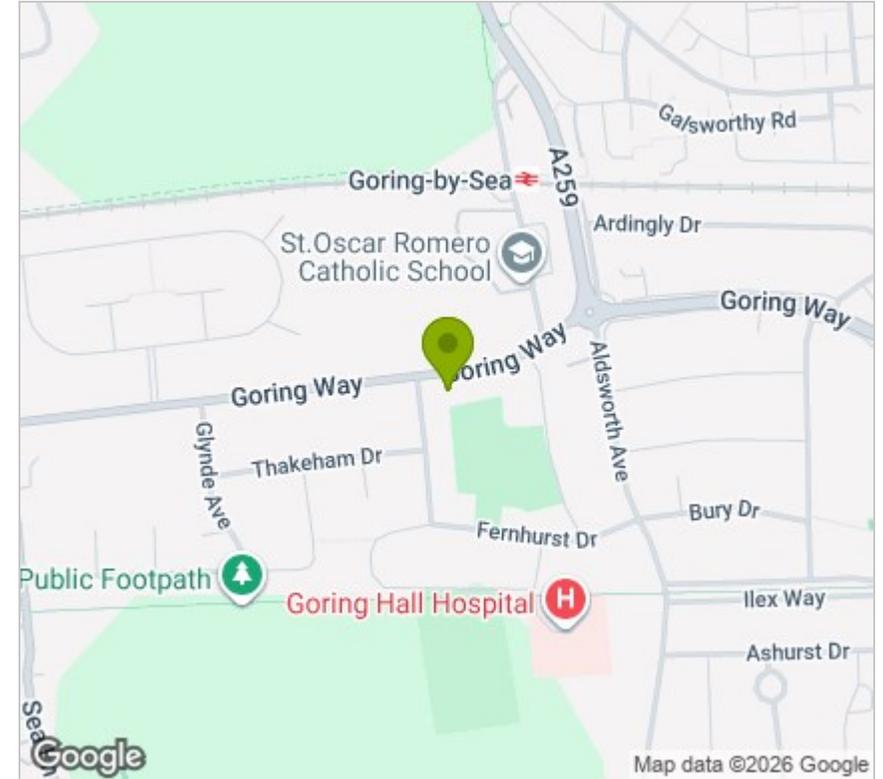
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

