



**JAMES & JAMES**  
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7 Raleigh Crescent

Goring-By-Sea, Worthing, BN12 6EF

Guide price £525,000

Freehold Council Tax Band D



A well extended three bedroom detached family home situated in this popular residential area.

In brief the accommodation comprises storm porch with double glazed front door into spacious entrance hall with ground floor W.C, bay fronted lounge with focal fireplace, modern fitted kitchen/diner with breakfast bar, and opening onto a triple aspect orangery with roof lantern and concertina bi-fold doors onto the feature rear garden.

To the first floor there are three good size bedroom and a luxury bath & shower room.

The front garden has been arranged to brick block paving and ample off road parking which in turn leads to the garage with up & over door. The rear garden is a particular feature of the property being laid predominantly to lawn with areas of decking and patios.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this lovely family home.

Situated in Raleigh Crescent, the property is ideally located for commuters with Durrington-on-Sea mainline railway station being close by giving fantastic links to most major towns and cities. Buses also serve the area and local shops are nearby.

Worthing town centre with its extensive range of bars, restaurants and shops is approximately three miles distance.





Storm porch

Double glazed front door into spacious entrance hall  
13'10 x 7'0 (4.22m x 2.13m)

Ground floor cloakroom

Bay fronted lounge  
14'2 x 12'8 (4.32m x 3.86m)

Kitchen/diner  
19'4 x 13'1 (5.89m x 3.99m)

Orangery  
12'3 x 11'2 (3.73m x 3.40m)

Stair to first floor landing

Bay fronted bedroom one  
15'0 x 11'5 (4.57m x 3.48m)

Bedroom two  
13'5 x 11'2 (4.09m x 3.40m)

Bedroom three  
7'9 x 8'11 (2.36m x 2.72m)

Modern fitted bath & shower room  
8'6 x 7'9 (2.59m x 2.36m)

Off road parking

Garage

Feature rear garden

## Floor Plan



## Viewing

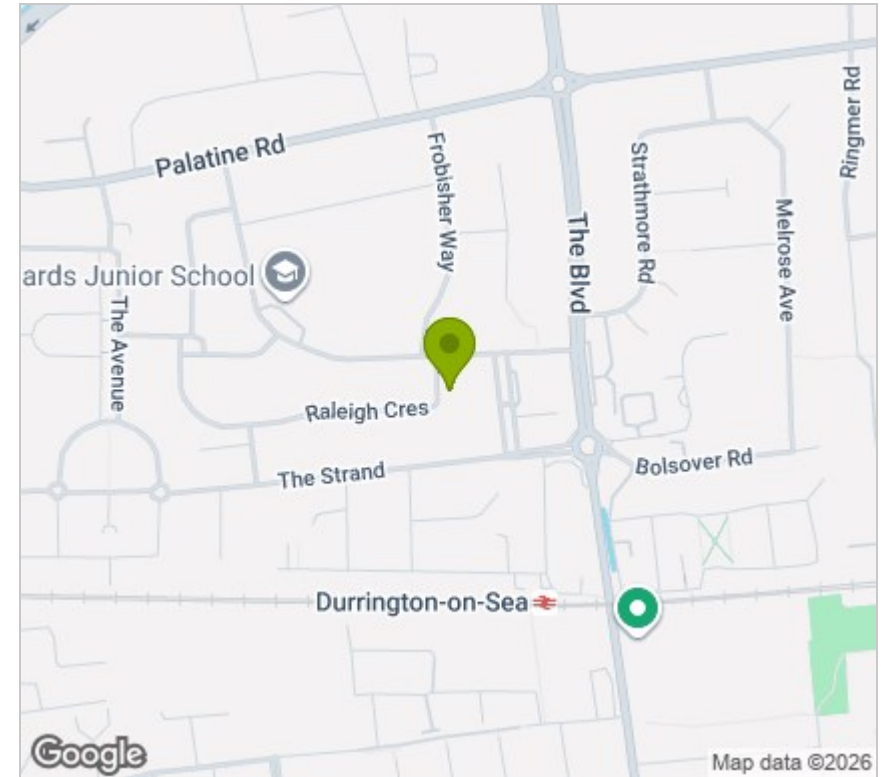
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

