



7 Bodiam Avenue

Worthing, BN12 5AP

Offers in excess of £700,000



## 7 Bodiam Avenue Worthing, BN12 5AP

James & James are delighted to offer for sale this spacious and versatile detached residence situated in a popular position in South Goring.

Bodiam Avenue is located off Fernhurst Drive with a host of amenities close by. Local shops are available at Mulberry parade that cater for every day needs including a Sainsburys 'local' a post office and a mix of cafes/restaurants. The beach and country side walks are also just a stones throw away.

Briefly the accommodation comprises entrance hall, dining room, kitchen with a range of base and eye level units, utility area with plumbing for washing machine, spacious lounge offering direct access to the garden via sliding patio doors, study, master bedroom with fitted wardrobes and a ground floor bathroom. On the first floor there are three further bedrooms, all benefitting from large eave storage cupboards and a shower room.

Externally to the front there is a large driveway with parking for multiple cars and access to garage through to car port/workshop area. To the rear, there is a spacious South/West facing garden which is mainly laid to lawn with a patio seating area. There is also a summerhouse with power and lighting.

In our opinion viewing essential to fully appreciate both the generous size and fabulous location of this sought after property.

### Hallway





- Lounge  
17'7 x 12'5 (5.36m x 3.78m)
- Kitchen  
12'8 x 10'11 (3.86m x 3.33m)
- Utility Room
- Outside Storage Area
- Ground Floor Bathroom  
8'6 x 6'2 (2.59m x 1.88m)
- Dining Room  
12'8 x 10'4 (3.86m x 3.15m)
- Study  
8'11 x 7'10 (2.72m x 2.39m)
- Bedroom One  
14'4 x 11'11 (4.37m x 3.63m)
- Bedroom Two  
12'8 x 10'4 (3.86m x 3.15m)
- Bedroom Three  
13'7 x 9'2 (4.14m x 2.79m)
- Bedroom Four  
13'8 x 7'0 (4.17m x 2.13m)
- Shower Room
- Outside
- South/West Facing Rear Garden
- Private Drive
- Front Garden
- Garage
- Car Port

## 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

