



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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26 Courtlands Close

, Goring-By-Sea, BN12 4BT

Guide price £525,000

Freehold Council Tax Band D



We are pleased to offer for sale this DETACHED family home located within an extremely popular Cul-de-sac in South Goring.

The accommodation comprises entrance hall, ground floor W/C, stunning kitchen/breakfast with stone worktops and feature box bay window, large lounge/diner with patio doors to SOUTH FACING garden.

To the first floor, there are three bedrooms, two of which are doubles and the master benefitting from an en-suite shower room and a modern fitted family bathroom.

Externally to the front, there is a block paved driveway providing off road parking for several vehicles. To the rear there is a good size SOUTH FACING garden which is mainly laid to lawn with patio seating area.

Further benefits include double glazing throughout, gas fired central heating and is being offered for sale with NO ONWARD CHAIN.

Situated in the ever popular Courtlands Close, this cul-de-sac is nearby to local shops which can be found in Goring Road, and the nearest mainline railway station in Durrington-on-Sea, giving fantastic links to most major towns and cities. Buses serve the area, and Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, bar, and restaurants is approximately two miles distance.

Goring seafront and the spacious Greensward are also just a short walk away.

Entrance Hall

Ground Floor W/C





Stunning Kitchen/Breakfast Room  
13'9 x 11'10 (4.19m x 3.61m)

Lounge/Diner  
18'8 x 18'1 (5.69m x 5.51m)

Bedroom One  
11'10 x 11'10 (3.61m x 3.61m)

En-Suite Shower Room

Bedroom Two  
15'5 x 12'7 (4.70m x 3.84m)

Bedroom Three  
7'10 x 7'10 (2.39m x 2.39m )

Family Bathroom

## Floor Plan

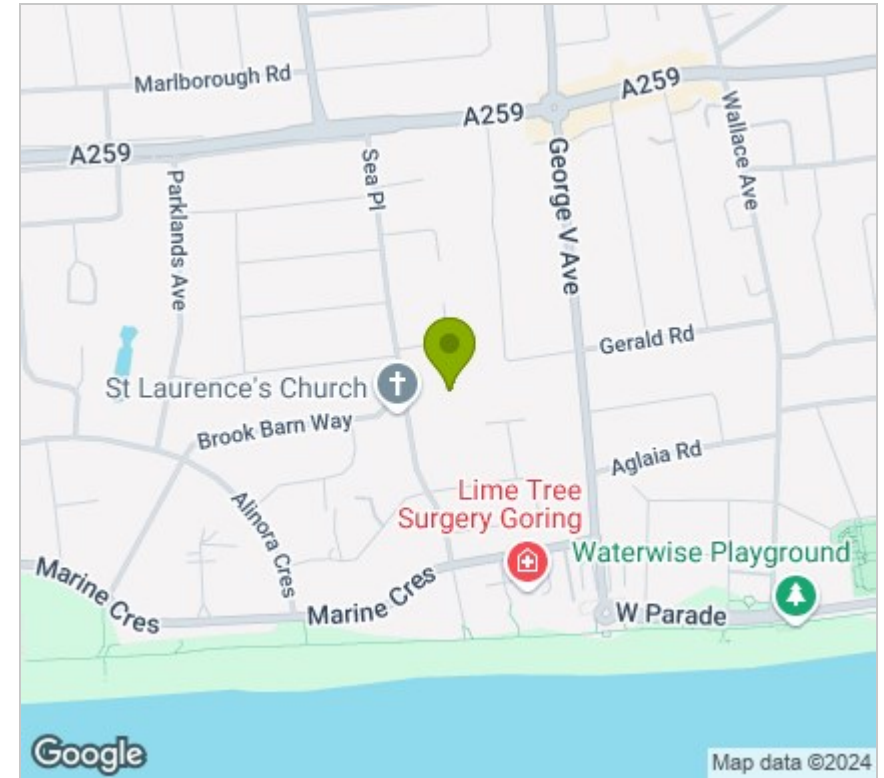


## Viewing

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

