



JAMES & JAMES
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14 Melbourne Avenue

, Goring by Sea, BN12 4RT

Guide price £325,000

Freehold Council Tax Band C



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James & James Estate Agents are delighted to bring to the market this CHAIN FREE end of terrace family home situated in one of Goring-by-Sea's popular residential areas.

The accommodation comprises double glazed front door to spacious entrance hall, double aspect lounge/diner with focal fireplace, kitchen with door onto lean to and under stairs storage cupboard.

To the first floor there are three bedrooms, one bedroom having a range of fitted wardrobes, family bathroom and separate W.C.

The front garden is laid to lawn with footpath to front door, and there is a side lean-to with two purpose built stores, which in turn leads to a lawned rear garden. Other benefits include gas central heating and NO ONWARD CHAIN.

Situated in Melbourne Avenue, local shops can be found nearby at the Mulberry Parade which caters for every day needs.

The property is situated betwixt both Goring Primary and West Park Primary... two fantastic local schools. Marriotts day nursery is also close by.

The nearest railway station is Durrington-on-Sea giving great links to towns and cities. Buses also serve the area.

Please contact the vendors sole agents to arrange a viewing.

Double glazed front door





Spacious entrance hall
9'7 x 6'0 (2.92m x 1.83m)

Double aspect lounge/dining room
21'4 x 10'9 (6.50m x 3.28m)

Kitchen
9'5 x 8'1 (2.87m x 2.46m)

Lean to with brick built cupboards

Stairs to first floor landing

Bedroom one
8'9 x 12'7 (2.67m x 3.84m)

Bedroom two
12'3 x 10'1 (3.73m x 3.07m)

Bedroom three
8'0 x 8'6 (2.44m x 2.59m)

Family bathroom

Separate W.C.

Feature rear garden

Front garden

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

