



222 Goring Way  
Worthing, BN12 5BS

Offers in the region of £550,000



## 222 Goring Way Worthing, BN12 5BS

James & James Estate Agents are delighted to offer for sale this beautifully presented detached bungalow located on a corner plot offer fantastic scope for further extension subject to the usual planning consents.

This bungalow has been exceptionally well cared for and would make an ideal home for someone looking to purchase a bungalow close to shops, mainline rail, the beach and South Downs.

In brief the accommodation comprises; Dining hall, South facing Lounge, two double bedrooms, family bathroom, kitchen/breakfast room, superb gardens with garden room in need of repair but offers versatile uses.

Internal viewing is considered essential to appreciate the overall size and condition of this superb bungalow.

Situated on a popular road on the Ferring/Goring borders and being within a short drive of Ferring and slightly closer to Aldsworth Avenue shopping facilities. Ferring is a quiet and popular seaside village with two small shopping parades both served by bus routes giving access to surrounding areas including Worthing town centre and a mainline railway station. In the village centre there is a doctors surgery, dentist, library, village hall and Co-op store.

Entrance Hall  
14'2 x 14'9 (4.32m x 4.50m)







Lounge  
17'6 x 11'5 (5.33m x 3.48m)

Kitchen  
10'6 x 10'6 (3.20m x 3.20m)

Bedroom One  
14'7 x 10'6 (4.45m x 3.20m)

Bedroom Two  
11'5 x 10'7 (3.48m x 3.23m)

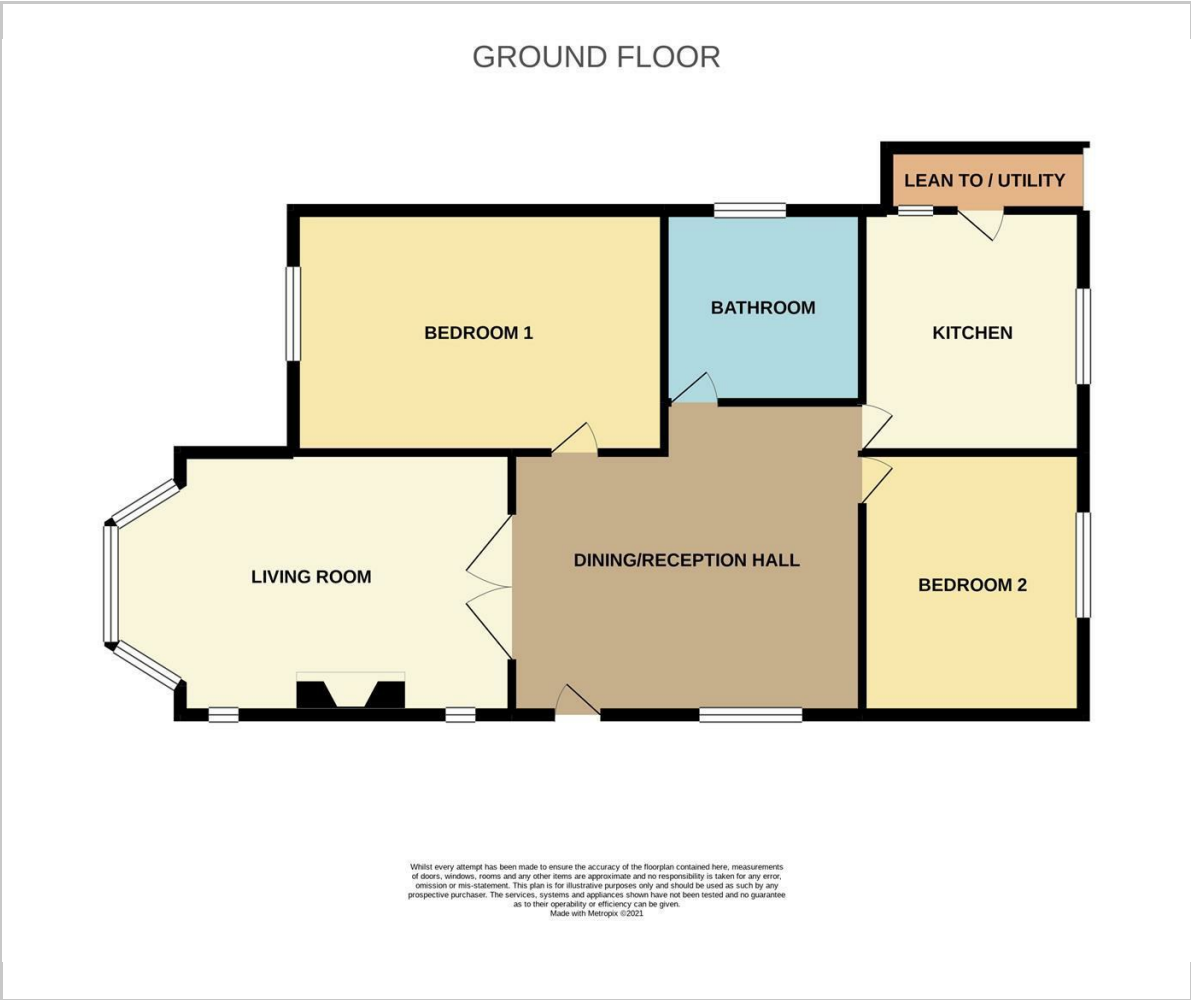
Bathroom  
8'4 x 7'3 (2.54m x 2.21m)

Loggia/Lean To  
17'5 x 3'4 (5.31m x 1.02m)

Garden Room (in need of repair)  
25'7 x 8'2 (7.80m x 2.49m)



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

