



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



8 Ryecroft Gardens  
Goring-By-Sea, Worthing, BN12 4LP

**Offers over £450,000**



## 8 Ryecroft Gardens

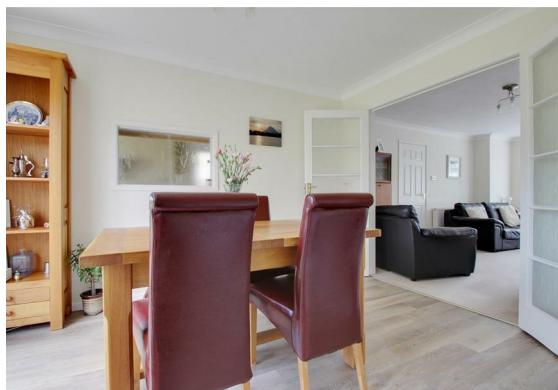
Goring-By-Sea, Worthing, BN12 4LP

James & James Estate Agents are delighted to bring to the market for the first time in almost 40 years this superb 3-4 bedroom detached house in favoured South Goring within a cul-de-sac position.

In brief, the accommodation comprises; Entrance hall, Ground floor WC, South facing lounge, dining room with Karndean Flooring, ground floor study/bedroom four, fitted kitchen, three double bedrooms, En Suite to Master bedroom, family bathroom beautiful front and rear gardens, off road parking and garage with power supply ready for a electric vehicle charging point to be installed. Ideally located for local schools including Goring Primary & West Park Primary along with Marriott's Nursery School. Local busses serve the area and Mainline rail services are close by.

- \*Favoured South Goring
- \*Detached House
- \*Stunning Gardens
- \*Garage & Off Road Parking
- \*Good Size Bedrooms
- \*Cul De Sac Location
- \*Excellent Condition Throughout
- \*Double Glazing
- \*Gas Central Heating
- \*Viewing Recommended
- \*Power to the garage ready for electric vehicle charging point installation

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.





Lounge  
20'1 x 11'11 (6.12m x 3.63m)

Dining Room  
12'10 x 9'9 (3.91m x 2.97m)

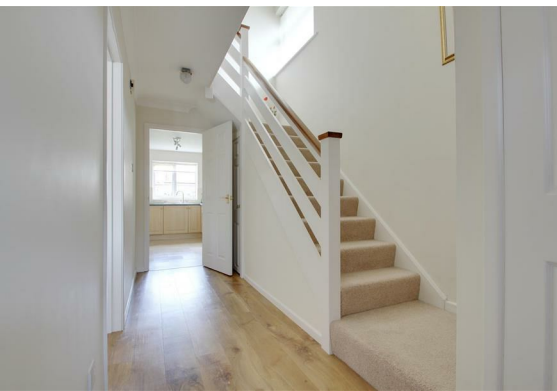
Study / Bedroom Four  
9'4 x 8'3 (2.84m x 2.51m)

Kitchen  
11'11 x 9'4 (3.63m x 2.84m)

Master Bedroom  
14'4 x 12'4 (4.37m x 3.76m)

Bedroom Two  
11'11 x 8'9 (3.63m x 2.67m)

Bedroom Three  
9'11 x 8'0 (3.02m x 2.44m)



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

