



18 Compton Avenue

Worthing, BN12 4UJ

Guide price £600,000

Freehold Council Tax Band E



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James & James Estate Agents are delighted to bring to the market this bright and spacious three bedroom detached bungalow, situated in a superb position on the borders of Goring Hall.

In brief the accommodation comprises spacious L-shaped entrance hall, West facing bay fronted double aspect lounge, three good size bedrooms, kitchen/breakfast room, shower, separate W.C, conservatory, good size garage with utility room to rear.

The rear garden is a particular feature of the property being a good size and being laid predominately to lawn with a profusion of tree and shrub lined borders.

Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this wonderful bungalow.

Compton Avenue is a quiet residential road in the sought after Goring-by-Sea area. Being ideally situated at the southern end of Compton Avenue, this property is just a short walk from Goring Greensward and the seafront and sea Lane cafe with spectacular panoramic English channel views all year round.

Goring-by-Sea mainline railway station is less than a mile away, and Worthing town centre with its more comprehensive range of pedestrianised shopping facilities are also but a few miles distance.

The location is perfect for beach lovers and in particular wind surfing and kite surfing enthusiasts. There are also beautiful walks along the Ilex and along to the river Rife.

This bungalow truly is an ideal opportunity for anybody looking for the ideal retirement property close to the beach.

### Entrance hall





Lounge  
18'9 x 12'0 (5.72m x 3.66m)

Kitchen/breakfast room  
11'9 x 10'7 (3.58m x 3.23m)

Master bedroom  
19'1 x 11'0 (5.82m x 3.35m)

Bedroom two  
13'9 x 11'0 (4.19m x 3.35m )

Bedroom three  
11'1 x 11'0 (3.38m x 3.35m)

Conservatory  
11'4 x 7'1 (3.45m x 2.16m)

Fully tiled shower room

W.C.

Utility room  
8'0 x 5'5 (2.44m x 1.65m)

Garage  
15'8 x 8'0 (4.78m x 2.44m)

Rear garden

Off road parking

Front garden



## 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

