



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS  
01903 958770  
www.jamesandjamesea.co.uk  
info@jamesandjamesea.co.uk

**FOR SALE**

227 Goring Way, Goring-By-Sea, Worthing, BN12 5BU

Guide price £500,000





# 227 Goring Way

Goring-By-Sea, Worthing, BN12 5BU

- Superb detached chalet
- Three bedrooms
- Conservatory
- Dining hall
- No onward chain
- South facing garden
- Two bathrooms
- Kitchen/breakfast room
- Garage
- Viewing recommended

A most impressive detached chalet style bungalow situated in a favoured residential position.

In brief, the accommodation comprises enclosed entrance porch into spacious dining hall, bay fronted double aspect lounge, two ground floor bedrooms, with the master bedroom having an extensive range of fitted wardrobes, and bedroom two giving access to the UPVC double glazed conservatory. There is a modern fitted kitchen/breakfast room, and a ground floor shower room.

To the first floor is another double bedroom and family bathroom.

Externally, the front garden is laid to lawn with ample off road parking, leading to the garage with personal door to the rear garden. The landscaped South facing rear garden is a particular feature of this property being laid predominantly to lawn, with a profusion of tree and shrub lined borders. There is a greenhouse and timber sheds.

Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and natural light that this bungalow affords.

Situated on Goring Way, the property is ideally located between Ferring Village and Goring by Sea. Regular buses serve the area, and the nearest mainland railway station is Goring by Sea.

Please contact the vendor's sole agents to arrange your private viewing tour.



- Double glazed French doors to entrance porch  
2'11 x 5'1 (0.89m x 1.55m)
- Opening to spacious dining hall 15'2 x 11'7 (4.62m x 3.53m)
- Double aspect bay fronted lounge  
17'11 x 11'7 (5.46m x 3.53m)
- Bedroom one with range of fitted wardrobes  
14'7 x 10'8 (4.45m x 3.25m)
- Bedroom two 10'11 x 11'10 (3.33m x 3.61m)
- Conservatory 10'6 x 9'5 (3.20m x 2.87m)
- Kitchen/breakfast room 10'5 x 11'2 (3.18m x 3.40m)
- Ground floor shower room 7'6 x 8'2 (2.29m x 2.49m)
- Stairs to first floor landing
- Bedroom three 10'9 x 10'9 (3.28m x 3.28m)
- Family bathroom 6'8 x 6'10 (2.03m x 2.08m)
- Outer lobby with double glazed doors  
11'7 x 2'10 (3.53m x 0.86m)
- Front garden
- Off road parking
- Garage 17'7 x 7'8 (5.36m x 2.34m)
- Feature South facing rear garden

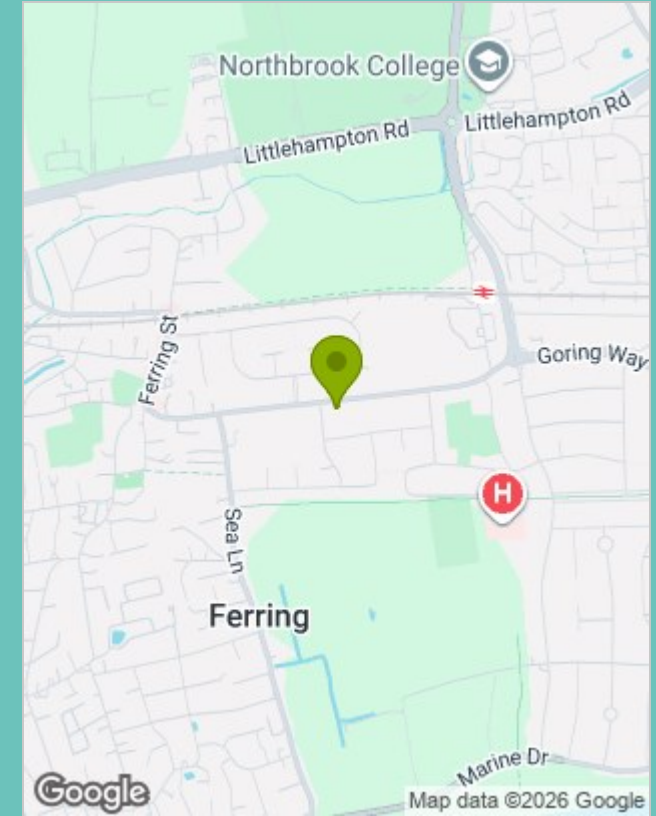




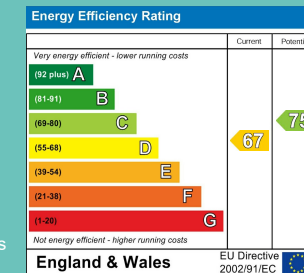
# Floor Plans



# Location Map



# Energy Performance Graph



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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

