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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



26 Jupps Lane  
Goring-By-Sea, Worthing, BN12 4TT  
Asking price £450,000

Freehold Council Tax Band C



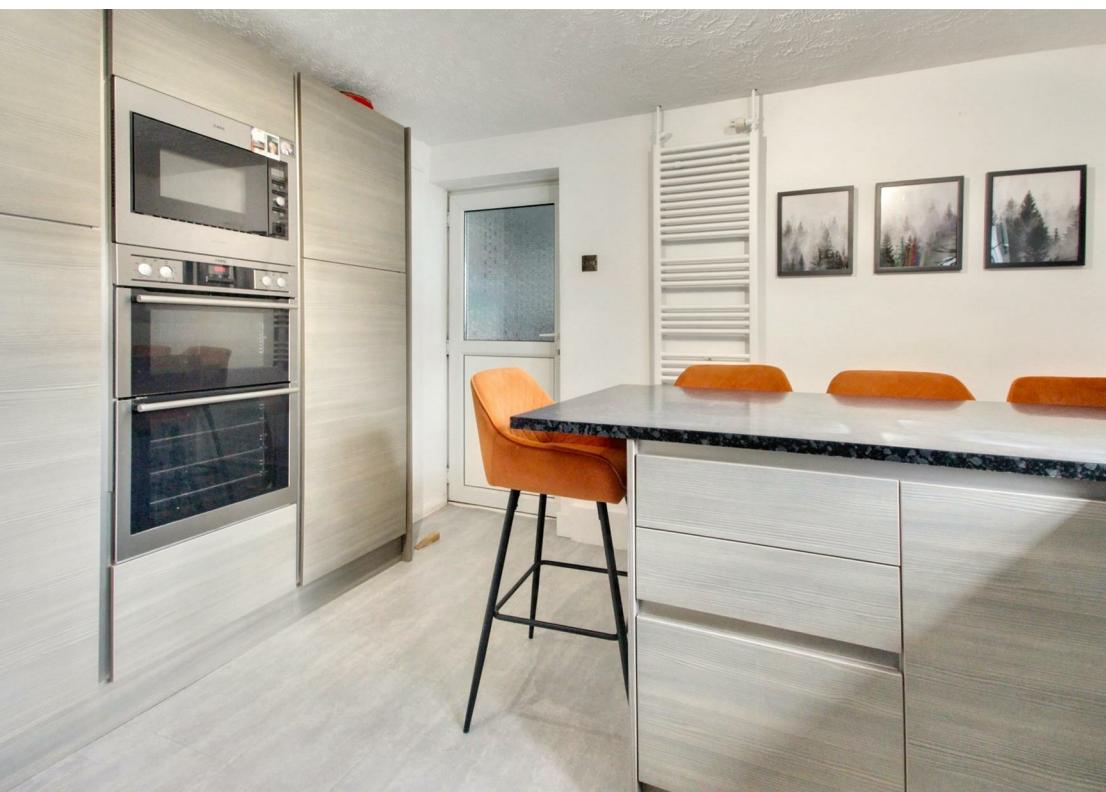
Situated in Jupps Lane, we are delighted to bring to the market this beautifully extended family home with a feature wraparound South facing rear garden.

In brief the accommodation comprises double glazed front door into spacious entrance hall with cupboard, ground floor cloakroom, double aspect lounge/diner with exposed wood floors, UPVC double glazed conservatory with insulated roof, modern contemporary fitted kitchen/breakfast room, large utility room. To the first floor there are three good size bedrooms, a modern family bathroom.

Externally there is ample off road parking, and the South facing rear garden is a particular feature of the property being arranged to two sides with a large area of patio and maturing tree and shrub lined borders.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Situated in Jupps Lane, the property is ideally located close to Goring-by-Sea's mainline railway station which gives great links to most major towns and cities. The Mulberry shopping parade is close by which caters for everyday needs, and Worthing town centre with its more comprehensive range of pedestrianised shopping facilities is approximately three miles distance.





Double glazed front door  
Spacious entrance hall  
12'6 x 6'5 (3.81m x 1.96m)



Contemporary ground floor  
cloakroom  
Feature double aspect  
lounge/diner  
18'7 x 13'3 (5.66m x 4.04m)



UPVC double glazed conservatory  
with insulated roof  
15'3 x 9'9 (4.65m x 2.97m)



Modern refitted & contemporary  
kitchen/breakfast r  
13'0 x 11'6 (3.96m x 3.51m)

Large utility room  
13'8 x 8'1 (4.17m x 2.46m)

Stairs to first floor landing  
8'10 x 6'8 (2.69m x 2.03m)

Master bedroom with wardrobe  
12'4 x 11'4 (3.76m x 3.45m)

Bedroom two  
12'0 x 11'5 (3.66m x 3.48m)

Bedroom three  
11'7 x 6'6 (3.53m x 1.98m)

Modern contemporary bathroom  
6'5 x 7'0 (1.96m x 2.13m)

Ample off road parking  
Feature South facing rear garden

## Floor Plan



## Viewing

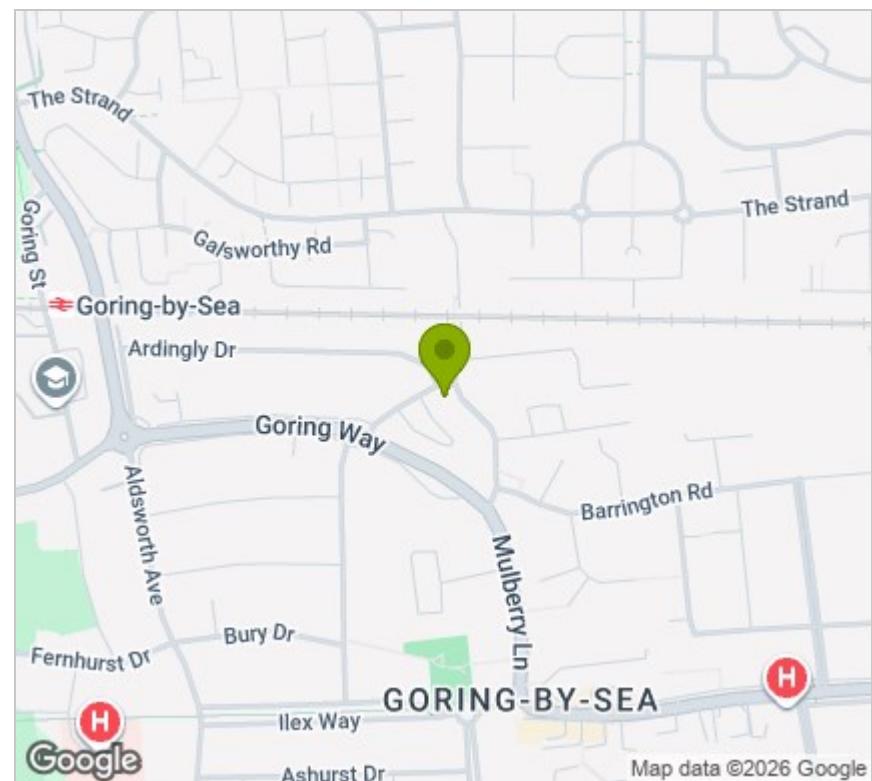
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

