



JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958770

e: salesenquiries@jamesandjamesea.co.uk

119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



20 Cumberland Avenue

Goring By Sea, Worthing, BN12 6JX

Offers over £400,000

Freehold Council Tax Band D



Offered for sale with no onward chain, this spacious three-bedroom detached home is situated in a highly sought-after residential area of Worthing. The property provides a versatile layout, perfect for families or those seeking additional space, and enjoys a bright and airy feel throughout.

The accommodation begins with an entrance hall that leads into a generous lounge/dining room, ideal for relaxing or entertaining guests. The kitchen/breakfast room provides ample space for casual dining and features practical work surfaces and storage. From the lounge, double doors lead into a conservatory, which offers additional living space and a pleasant view of the rear garden, making it a perfect spot for enjoying the outdoors all year round.

On the first floor, the property offers three well-proportioned double bedrooms, each benefiting from natural light and flexible layouts. A family bathroom serves the bedrooms, completing the first-floor accommodation.

Externally, the property benefits from off-road parking and a garage, providing convenient storage and vehicle accommodation. The rear garden is laid to lawn, creating an ideal space for children to play, for gardening enthusiasts, or for relaxing in the warmer months.

Cumberland Avenue enjoys a convenient location, being close to Durrington-on-Sea mainline railway station, making commuting straightforward. Regular bus services operate in the area, and a range of local shops along The Strand cater for day-to-day requirements. For more extensive shopping, Worthing town centre is approximately three miles away, offering a wide range of pedestrianised retail facilities, restaurants, cafes, and leisure amenities.

This property represents an excellent opportunity to purchase a well-located family home with the added benefit of no onward chain. Early viewing is highly recommended to fully appreciate the size, layout, and potential on offer. Please contact the vendor's sole agents to arrange your private viewing.





Entrance hall

Kitchen
13'4 x 7'3 (4.06m x 2.21m)

Sitting/dining room
19'7 x 17'10 (5.97m x 5.44m)

Conservatory
11'5 x 5'11 (3.48m x 1.80m)

Ground floor w/c

Stairs to first floor landing

Bedroom one
13'3 x 10'4 (4.04m x 3.15m)

Bedroom two
12'2 x 10'4 (3.71m x 3.15m)

Bedroom three
9'4 x 8'10 (2.84m x 2.69m)

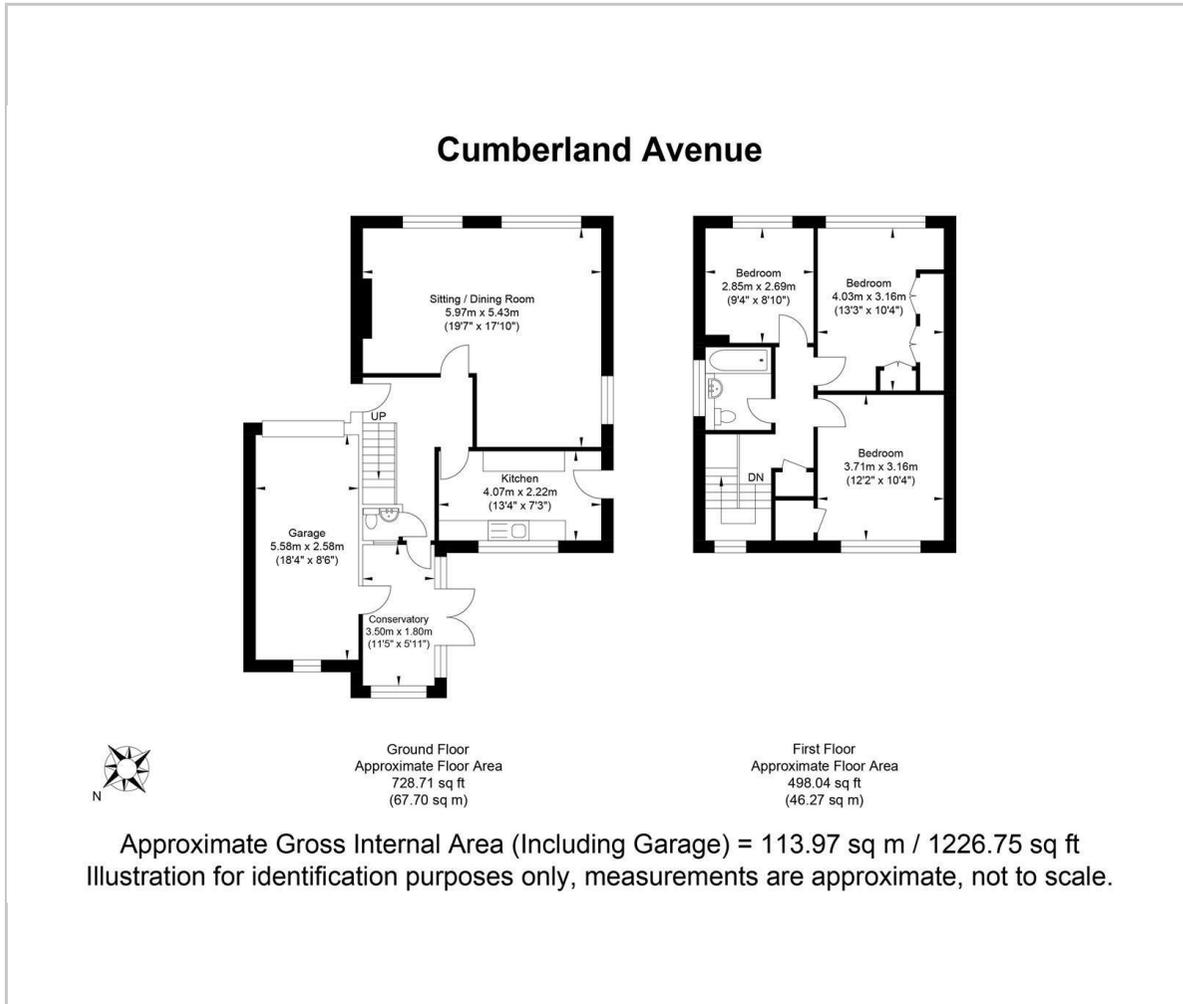
Bathroom

Garage
18'4 x 8'6 (5.59m x 2.59m)

Off road parking

Front & 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.

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.



Area Map



Energy Efficiency Graph

