



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

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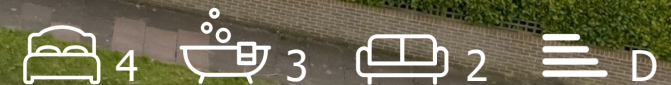
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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



25 Bury Drive, Worthing, BN12 4XB  
Guide price £625,000





# 25 Bury Drive

## , Worthing, BN12 4XB

- Beautifully presented and extended detached chalet bungalow in sought-after South Goring location
- Spacious bay-fronted lounge with dual aspect and excellent natural light
- Bright breakfast area opening from the kitchen with garden views
- Southerly facing rear garden with patio and mature, well-stocked borders
- Deep block-paved frontage with ample off-road parking, driveway and garage
- Versatile accommodation with 4/5 bedrooms and 1/2 reception rooms
- Stunning re-fitted kitchen with quartz worktops and integrated appliances
- Three bathrooms, including two on the ground floor and an en-suite to the main bedroom
- Conservatory overlooking the garden, ideal for relaxing or entertaining
- Electric vehicle charging point and additional side space for further parking or storage

Guide price £625,000 - £650,000

A beautifully presented & substantially extended detached chalet bungalow, offering exceptional versatility with 4/5 bedrooms, generous reception space and stunning Southerly rear garden, ideally positioned on a wide-fronted plot in this highly sought-after South Goring, off-seafront location.

This impressive home has been thoughtfully improved and meticulously maintained by the current owners, combining character with modern convenience. Notable features include a pantiled roof, UPVC double glazing, a combination boiler, electric vehicle charging point & stylishly refitted internal doors throughout.

A sheltered entrance leads into a spacious and welcoming reception hall with deep understairs storage & attractive oak-effect flooring. The bay-fronted lounge is both bright and generously proportioned, enjoying a dual aspect and flowing seamlessly into the principal bedroom suite, which also benefits from dual aspect views and a contemporary en-suite shower room. The ground floor is further served by an immaculate family bathroom and additional double bedroom with a comprehensive range of fitted furniture.

The dining room, also dual aspect, provides an elegant entertaining space and opens via patio doors into a delightful southerly conservatory with tiled flooring and lovely garden views. Undoubtedly a standout feature is the beautifully re-fitted kitchen, comprising sleek white high-gloss units, quartz work surfaces and glass splashbacks, complemented by a range of integrated appliances and space for further tall units. This space opens into a bright breakfast area overlooking the garden, with internal access to a garage.

To the first floor, there is a further double bedroom, a study/fifth bedroom, an additional bathroom/WC and ample eaves storage, all complemented by attractive stripped timber flooring.

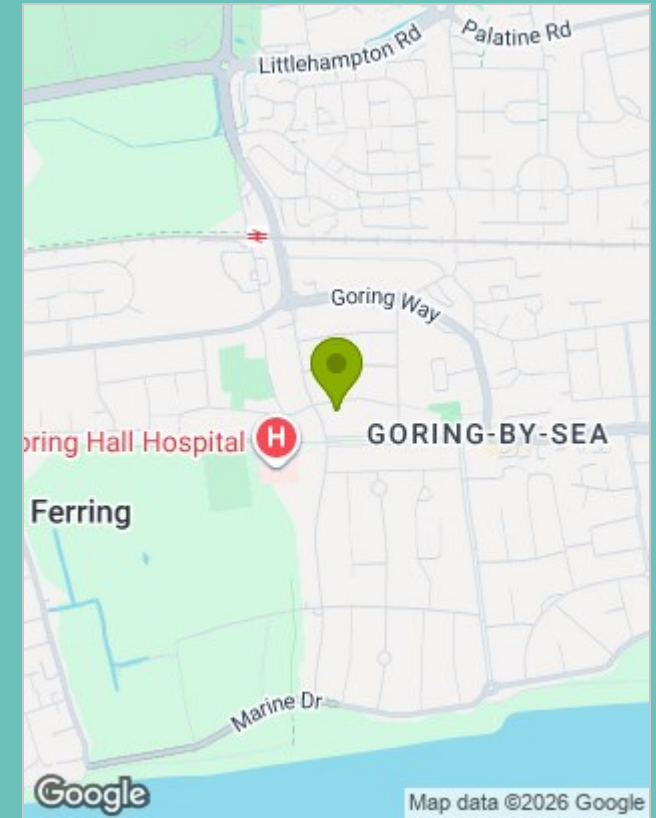
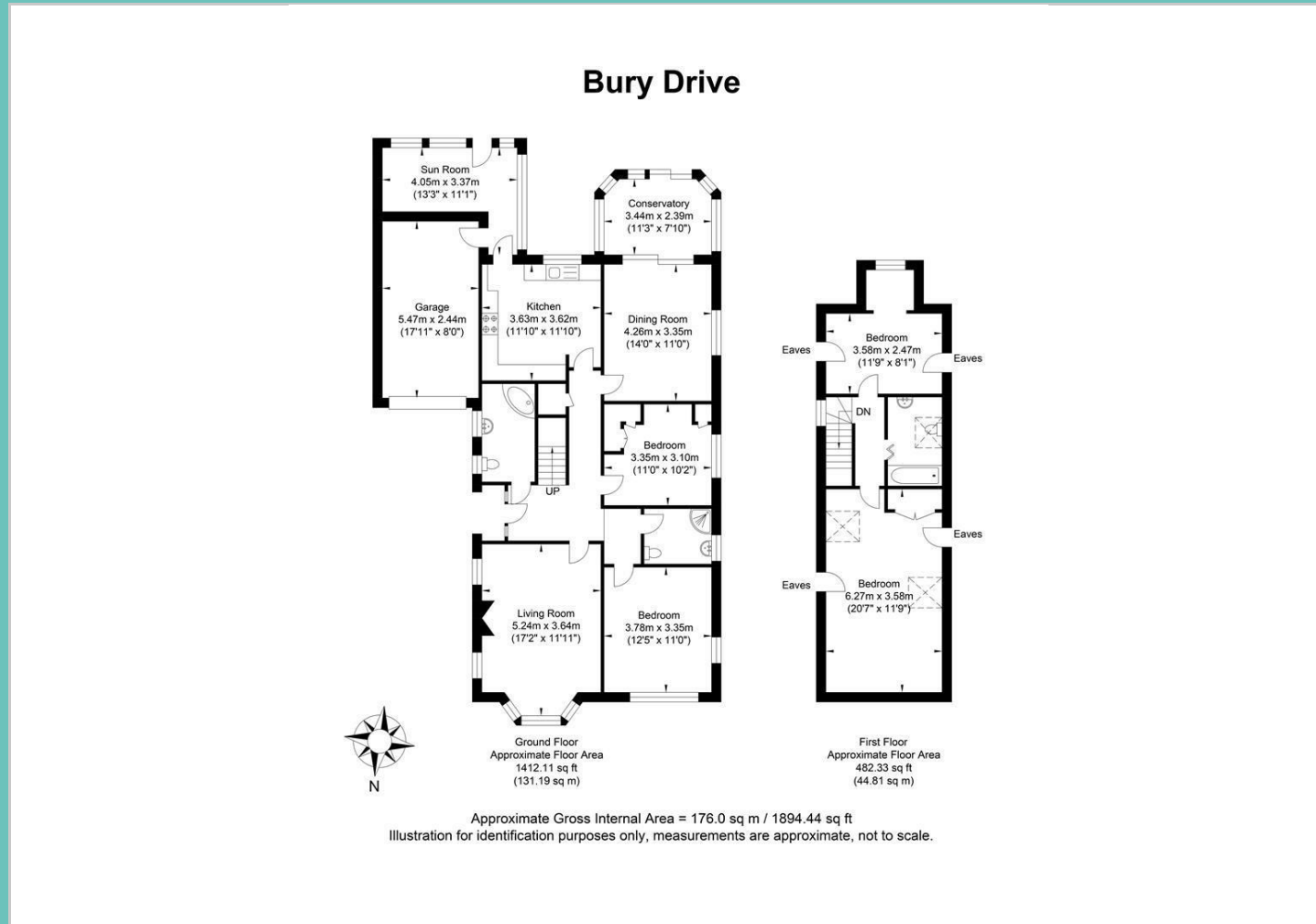
The property boasts a deep block-paved frontage providing extensive off-road parking, a private driveway leading to the garage.



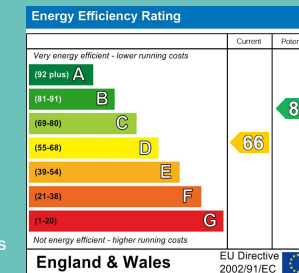
- Entrance hall
- Living room
- Ground floor bedroom one
- Shower room
- Ground floor bedroom two
- Dining room
- Conservatory
- Kitchen
- Sun room
- Bathroom
- Stairs to first floor landing
- Bedroom one with eaves storage
- Bathroom
- Bedroom two with eaves storage
- Garage







### 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.

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