JAMES&JAMES
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

57 Palatine Road

Goring-By-Sea, Worthing, BN12 6JR

Offers over £650,000

Freehold Council Tax Band F

4 2 3 D

James & James Estate Agents are delighted to bring to the market this exceptionally presented detached 4/5 bedroom family home.

In brief the accommodation comprises spacious entrance hall with ground floor W.C. and storage cupboard, bay fronted lounge with focal fireplace, dining room, luxury fitted L-shaped kitchen/diner with airing cupboard housing unventilated hot water cylinder affording hot water throughout the house. There is a study/bedroom and a UPVC double glazed conservatory.

To the first floor there are flour double bedrooms all with fitted wardrobes. The master bedroom is a particular feature with a luxury fitted en-suite, and there is a beautiful family bath & shower room.

Externally the front of the property is laid to brick block paving providing ample off-road parking, and the South facing rear garden has been immaculately looked after with Indian sandstone patio, areas of lawn, and a purpose built garden cabin suitable for multiple purposes.

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

Situated in Palatine Road, the property is ideally located for local shops and public transport. The nearest mainline railway station is Durrington-on-Sea giving great links to most major towns and cities.

Composite front door

Spacious entrance hall
15'2 x 6'9 (4.62m x 2.06m)

Modern fitted ground floor W.C.

Bay fronted lounge
16'5 x 12'3 (5.00m x 3.73m)

Dining room
12'7 x 10'4 (3.84m x 3.15m)

Luxury fitted kitchen/breakfast room
18'6 x 18'7 narrowing to 8'6 (5.64m x 5.66m narrowing to 2.59m)

Ground floor bedroom/study
15'6 x 7'1 (4.72m x 2.16m)

UPVC double glazed conservatory
10'1 x 6'1 (3.07m x 1.85m)

Stairs to first floor landing

Bedroom one
13'3 x 11'7 (4.04m x 3.53m)

Luxury en-suite shower room
8'8 x 5'5 (2.64m x 1.65m)

Bedroom two
16'9 x 11'0 (5.11m x 3.35m)

Bedroom three
9'1 x 10'4 (2.77m x 3.15m)

Bedroom four
10'9 x 8'3 (3.28m x 2.51m)

Modern fitted family bath & shower room
12'3 x 5'5 (3.73m x 1.65m)

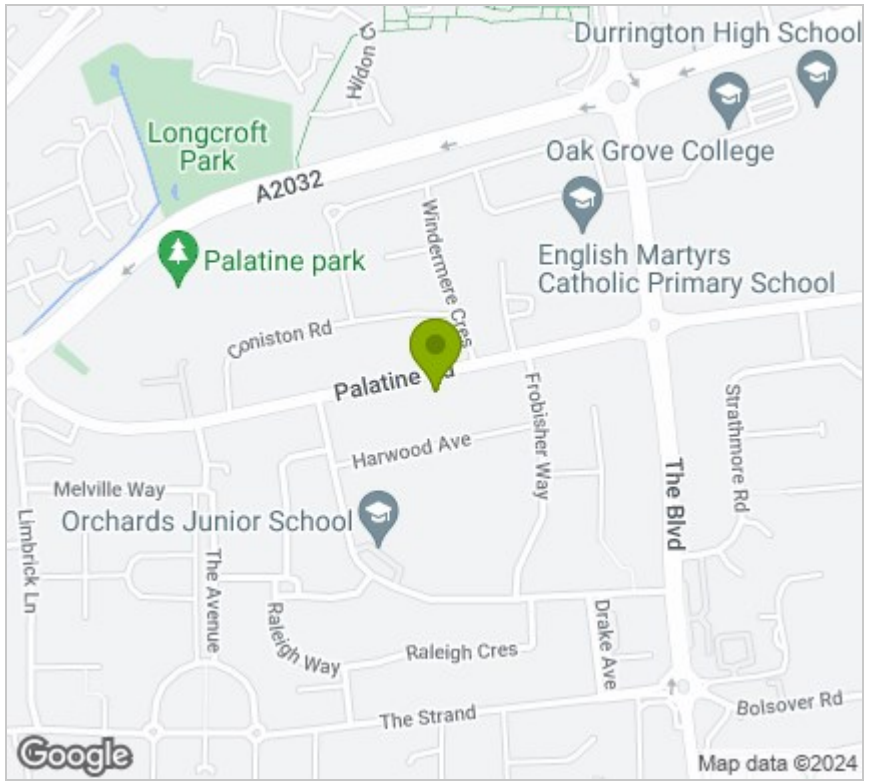
Ample off road parking

Feature South facing rear garden

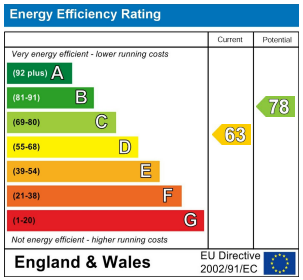
Garden cabin
21'11 x 12'11 (6.68m x 3.94m)

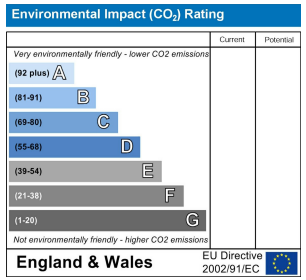
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

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

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