JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

22 Kithurst Crescent

Goring-By-Sea, Worthing, BN12 6AJ

Offers in excess of £325,000

Freehold Council Tax Band C

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Offered for sale CHAIN FREE a superb starter home situated on the favoured Boxgrove estate.

In brief the accommodation comprises enclosed entrance porch, double aspect lounge, fitted double aspect kitchen, ground floor bathroom and THREE good bedrooms.

Externally, to the rear there is a SUPERB lawned rear garden offering potential to extend (subject to the necessary planning consents).

To the front there is a driveway providing off road parking which leads up to a good size GARAGE.

Other benefits include gas central heating and double glazing.

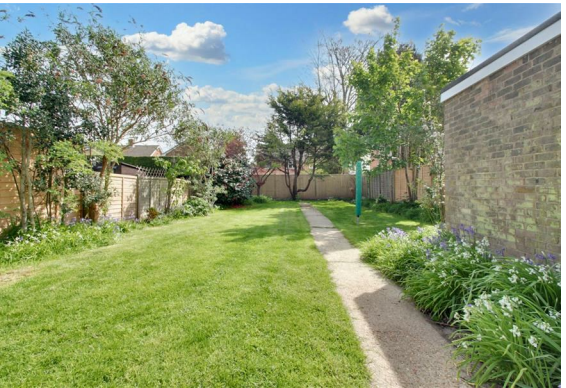
In our opinion internal viewing is considered essential to appreciate how beautifully presented this ideal starter home is.

Situated in Kithurst Crescent local shops can be found nearby at Limbrick Lane. The nearest mainline railway station is Goring-by-Sea which offers great links to most major towns and cities, and buses also serve the area.

Enclosed entrance porch
5'11 x 3'4 (1.80m x 1.02m)

Entrance hall with large storage cupboard

Double aspect lounge/diner
18'2 x 9'8 (5.54m x 2.95m)



Fitted kitchen
9'7 x 6'1 (2.92m x 1.85m)

Ground floor modern bathroom
9'0 x 4'9 (2.74m x 1.45m)

Stairs to first floor landing

Bedroom one
9'8 x 11'7 (2.95m x 3.53m)

Bedroom two
11'7 x 9'4 (3.53m x 2.84m)

Bedroom three
6'4 x 6'4 (1.93m x 1.93m)

Front garden

Driveway

Garage

Feature rear garden

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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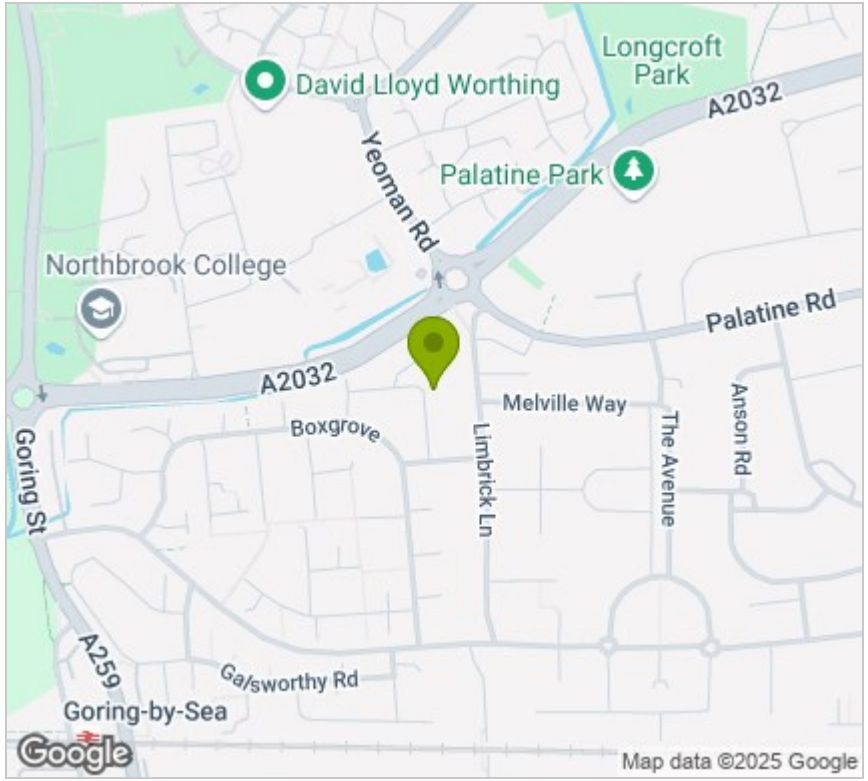
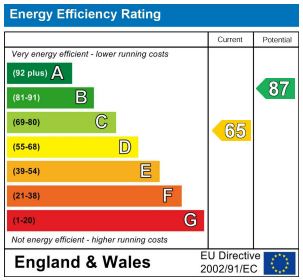
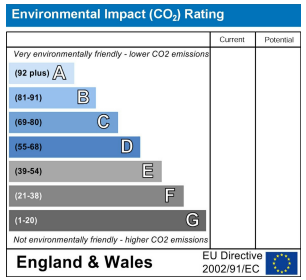
Area Map



Energy Efficiency Graph





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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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.