



**JAMES & JAMES**  
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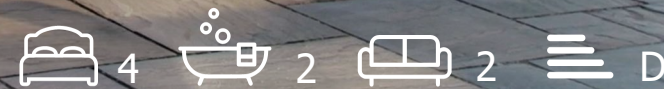


18 Wadhurst Drive

Goring-By-Sea, Worthing, BN12 4XA

Guide price £700,000

Freehold Council Tax Band E



This beautifully extended and refurbished, four-bedroom, CHAIN FREE detached bungalow is a rare opportunity to own a spacious and versatile home in a highly sought-after and convenient residential location. Thoughtfully updated and meticulously maintained by the current owner, the property boasts a wealth of modern features and high-quality improvements throughout.

The accommodation includes a welcoming reception hall with ample storage cupboards, formerly a WC, providing practical functionality. The heart of the home is a 23-foot refitted kitchen breakfast room, complemented by an adjoining utility room. The spacious southerly bay-fronted lounge offers a bright and comfortable living area, while a separate living and dining room provides further flexibility for entertaining or relaxation. The master bedroom suite includes a dressing area, fitted wardrobes, and an en-suite shower room/WC, offering a luxurious retreat within the property.

Key improvements include a gas-fired boiler installed being housed in the airing cupboard, monocouche external rendering, full replastering throughout, and uPVC double glazing.

The property also features a refitted shower room/WC and a 22-foot garage with a modern door. A new roof was installed last year, ensuring long-term durability and efficiency. For added convenience, the driveway has been paved for low-maintenance parking, and an electric vehicle charging point has also been installed

The rear garden has been landscaped to provide a low-maintenance and inviting outdoor space, perfect for relaxation or entertaining. The property also offers access to a large roof space, providing potential for conversion, subject to necessary consents.

This deceptively spacious and versatile home combines modern comforts with practicality, all set in a desirable location. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.





Spacious entrance hall with two cloaks cupboards

Feature South facing triple aspect lounge  
18'8 x 11'11 (5.69m x 3.63m)

Superb kitchen/dining room  
23'0 x 12'0 (7.01m x 3.66m)

opening onto Utility room  
8'2 x 7'2 (2.49m x 2.18m)

Bedroom one  
15'2 x 11'10 (4.62m x 3.61m)

Dressing room

Luxury en-suite shower room

Bedroom two  
11'11 x 11'0 (3.63m x 3.35m)

Bedroom three  
11'0 x 8'0 (3.35m x 2.44m )

Bedroom four  
12'1 x 11'10 (3.68m x 3.61m)

Luxury fitted shower room

Integral garage  
22'8 x 7'10 (6.91m x 2.39m)

Re-laid front garden providing off road parking

Landscaped 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

