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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE

38 Ilex Way

Worthing, BN12 4UY

Guide price £900,000

Freehold Council Tax Band F

4 2 2 D

38 Ilex Way

Worthing, BN12 4UY

*** NO ONWARD CHAIN ** Guide Price £900,000 - £1,000,000

James & James Estate Agents are delighted to bring to the market this exception detached property situated on the favoured Goring Hall Estate.

The property has been extensively renovated and restored to an exacting standard throughout.

In brief the accommodation comprises ; Spacious entrance hall, superb South facing lounge/dining room, ground floor bedroom with en suite and walk in wardrobe, contemporary extended kitchen/dining/family room with vaulted lantern affording a flood of natural light, utility room and WC to the first floor the master bedroom has a pleasing outlook over the Ilex and has a walk in wardrobe and en suite shower room. There are two further bedrooms and a luxury family bathroom.

Outside the rear and front gardens have been landscaped to provide a calm tranquil space for relaxing.

Ilex way is one of the most sought after roads in Goring By Sea. Local shops are available at Mulberry parade that cater for every day needs including a Sainsburys 'local' a post office and a mix of restaurants. The beach and country side walks are on your door step,.

Internal viewing is considered essential to appreciate the overall size and condition of this stunning family home

Entrance Hall
17'6 x 8'4 (5.33m x 2.54m)

South Facing Lounge/Dining Room
29'5 x 18'1 (8.97m x 5.51m)

Bedroom Four
14'2 x 13'10 (4.32m x 4.22m)

En-Suite Shower Room

Walk in Wardrobe

Kitchen/Dining Room
32'9 x 28'4 (narrowing to) 18'4 (9.98m x 8.64m (narrowing to) 5.59m)

Utility Room
10'8 x 6' (3.25m x 1.83m)

Cloakroom
6'5 x 5'2 (1.96m x 1.57m)

Landing
18'10 x 11'10 (5.74m x 3.61m)

Bedroom One
15'11 x 15'5 (4.85m x 4.70m)

Walk In Wardrobe

En Suite

Bedroom Two
12'9 x 11'5 (3.89m x 3.48m)

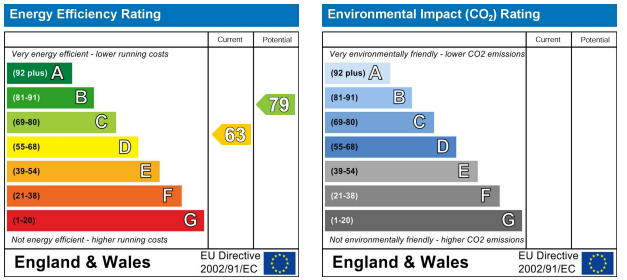
Bedroom Three
12'11 x 12'01 (3.94m x 3.68m)

Family Bathroom
11'9 x 5'9 (3.58m x 1.75m)

Floor Plan

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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