



†: 01903 958770

e: [lettings@jamesandjamesea.co.uk](mailto:lettings@jamesandjamesea.co.uk)

50B | Ferring Street | Worthing | BN12 5JP

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35a Goring Road

Goring-By-Sea, Worthing, BN12 4AR

£1,250 Per month

Council Tax Band B



OPEN HOUSE TUESDAY 7TH APRIL - By Appointment Only. A spacious maisonette, ideally positioned on Goring's ever popular High Street, within easy reach of local shops, cafés, and transport links.

The accommodation comprises private entrance with stairs leading to the first floor, bright and spacious lounge, modern fitted kitchen/diner with a range of base and eye level units, ample worktop space, and room for a dining table. There is also a convenient W/C on this level.

To the second floor, there are two generous double bedrooms and a well appointed bathroom.

Positioned within Goring high street, which offers convenience stores, coffee shops, a bank and a pharmacy. Bus routes run along the high street and West Worthing train station is 0.5 miles away. Worthing seafront is located at the bottom of Wallace Avenue and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

Offered Unfurnished, the property is available mid/late April 2026.

## ENTRANCE

Private Entrance

## FIRST FLOOR

Kitchen Diner

15'10 x 10'11 (4.83m x 3.33m)





Lounge  
19'0 x 11'11 (5.79m x 3.63m)

W/C

### SECOND FLOOR

Bedroom  
15'5 x 9'3 (4.70m x 2.82m)



Bedroom  
19' x 11'7 (5.79m x 3.53m)

Bathroom



## Floor Plan



## Viewing

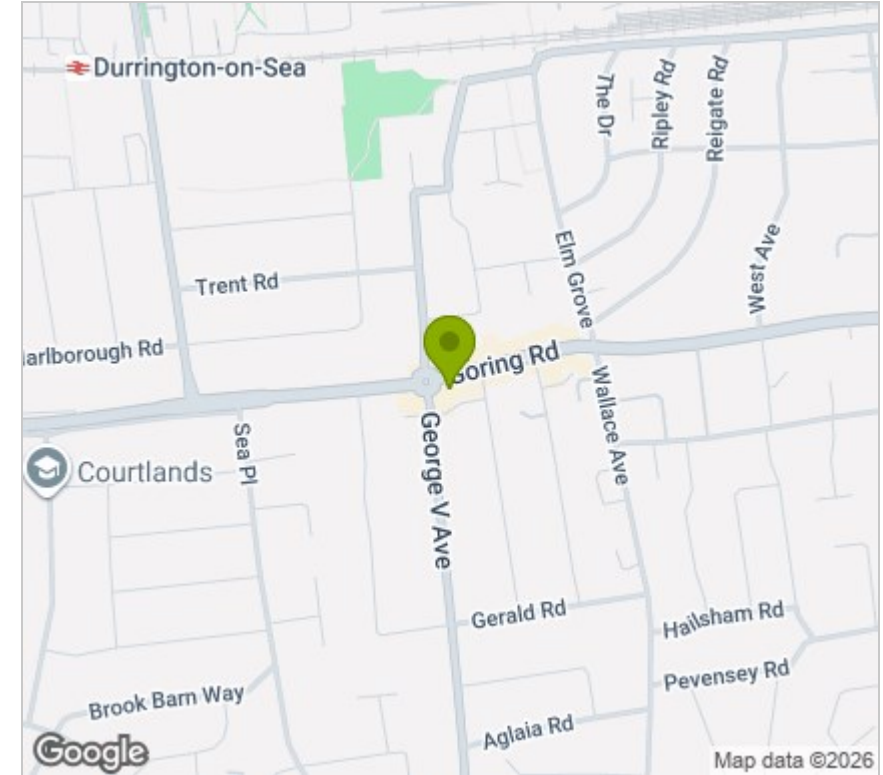
Please contact our Ferring Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

