



JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



14 Patching Close

Goring-By-Sea, Worthing, BN12 6AU

£1,550 Per month

Council Tax Band C



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OPEN HOUSE WEDNESDAY 25TH MARCH - By Appointment Only. A newly decorated and well presented THREE BEDROOM HOUSE situated in Goring.

In brief the accommodation comprises; entrance porch, lounge/diner, kitchen/breakfast room. To the first floor are three bedrooms and a modern bathroom.

The front garden is laid to lawn, and the South facing rear garden is a particular feature of the property, with a timber shed and a gate giving rear access.

Situated off Boxgrove, local shops can be found nearby, which cater for everyday needs. The nearest mainline railway station is Goring by Sea, and regular buses serve the area. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, is approximately three miles distant.

Offered Unfurnished the property is available early April 2026.

ENTRANCE

Entrance Porch

Lounge
14'4 x 14'0 (4.37m x 4.27m)

Kitchen Diner
14'4 x 10'2 (4.37m x 3.10m)

FIRST FLOOR LANDING





Bedroom One
13'11 x 8'1 (4.24m x 2.46m)

Bedroom Two
8'0 x 9'2 (2.44m x 2.79m)

Bedroom Three
5'7 x 8'1 (1.70m x 2.46m)

Bathroom

OUTSIDE

Front Garden

Rear Garden



Floor Plan



Viewing

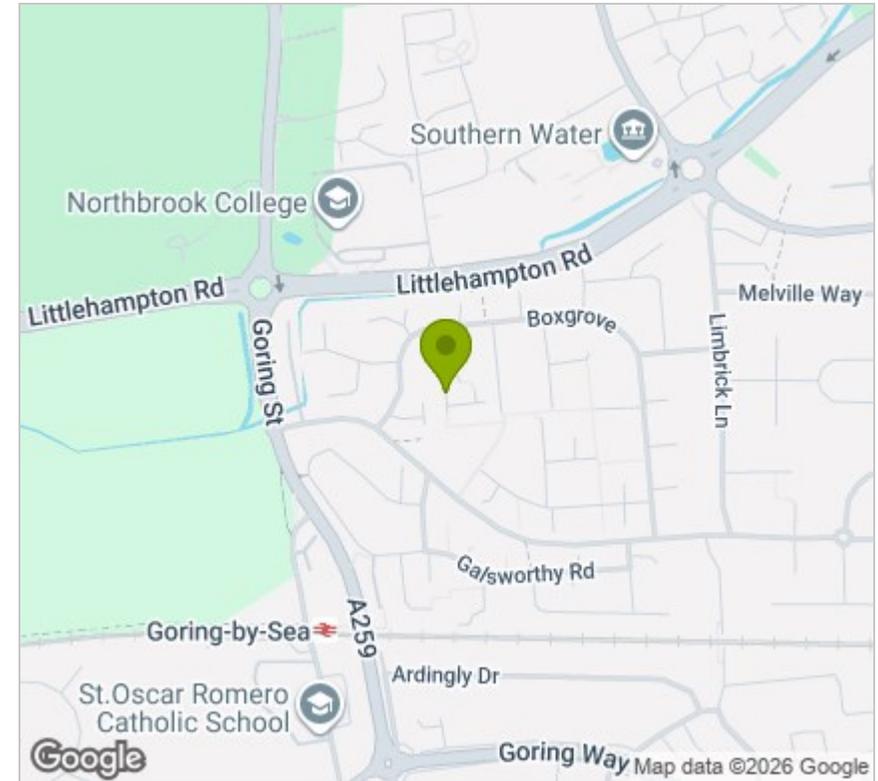
Please contact our Ferring Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

