



Offers In
Excess Of
£600,000
Freehold

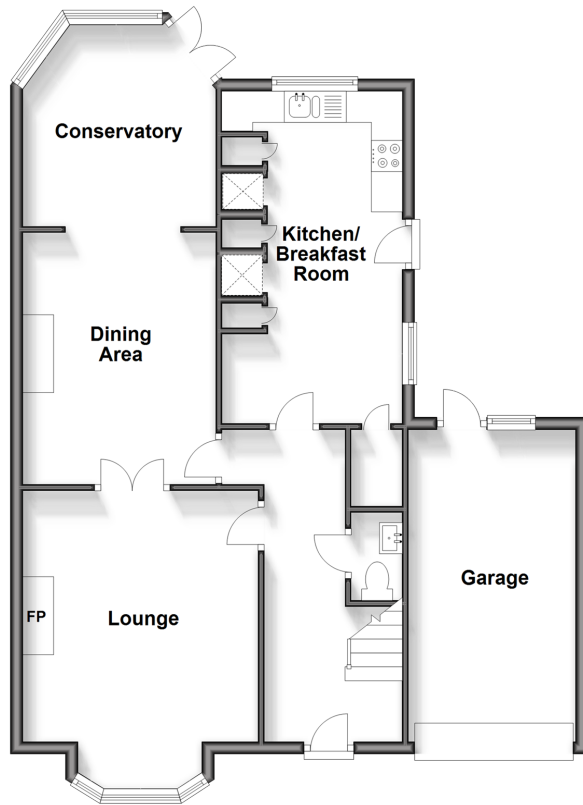
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Wallace Avenue, Goring
Worthing, West Sussex,
BN11

cubitt & west
Helping you move forwards

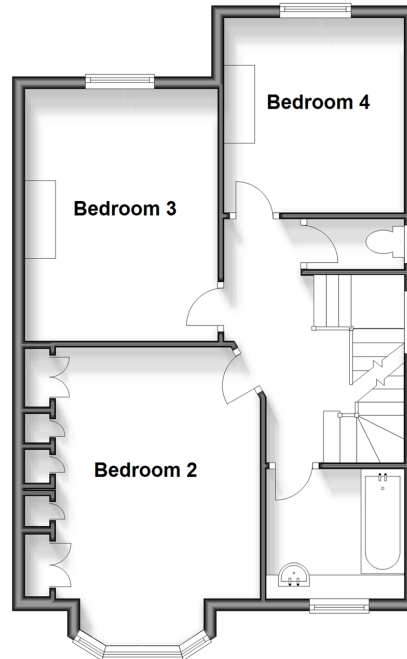
Ground Floor

Approx. 81.9 sq. metres (881.2 sq. feet)



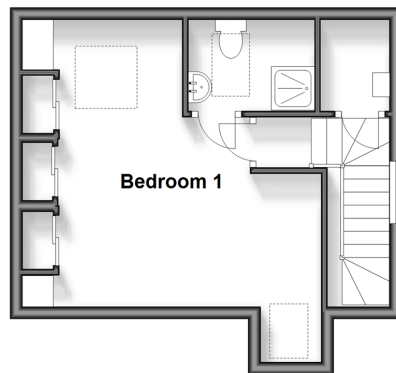
First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Second Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 13'4 x 12'5 (4.07m x 3.79m)

Dining Area: 13'2 x 10'2 (4.02m x 3.10m)

Conservatory: 11'2 x 9'9 (3.41m x 2.97m)

Kitchen/Breakfast Room: 17'4 x 9'5 (5.29m x 2.87m)

FIRST FLOOR

Bedroom 2: 16'2 x 10'0 (4.93m x 3.05m)

Bedroom 3: 13'5 x 10'3 (4.09m x 3.13m)

Bedroom 4: 10'3 x 8'9 (3.13m x 2.67m)

Bathroom With Separate WC

SECOND FLOOR

Bedroom 1: 15'8 x 12'9 (4.78m x 3.89m)

En-Suite Shower Room

OUTSIDE

Front & Rear Gardens

Driveway to Garage



Main features

- Light and spacious property in a sought after location
- Lovely homely feel throughout
- Close to the West Worthing seafront
- Good transport links both bus and rail
- West Worthing shopping parade nearby



Nearest Schools

Primary Schools: West Park CofE First and Middle (Controlled) 0.8 miles, The Orchards Community Middle School 1.4 miles, Thomas A Becket Middle School 1.4 miles
Secondary Schools: Our Lady of Sion School 1.2 miles, St



Transport Information

Train Stations: West Worthing 0.4 miles, Durrington-on-Sea 0.5 miles, Worthing 1.1 miles



Address

Wallace Avenue, Goring Worthing, West Sussex, BN11



Directions

For directions to this property please contact us.



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Call West Worthing Branch 01903 700657 ■ cubittandwest.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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