



16 Fairview Avenue, Goring-by-Sea, Worthing, BN12 4HT

Guide Price £625,000



We are delighted to present to the market this charming detached bungalow, ideally located in the highly desirable Goring-by-Sea area. Just 120 yards from the picturesque seafront, this property offers a perfect blend of comfort and convenience. Featuring two generously sized double bedrooms, a bright west-facing lounge/dining room, a well-appointed fitted kitchen, shower room and a seperate WC. Additional highlights include off-road parking, garage and a private, secluded rear garden, making this an exceptional opportunity for those seeking a tranquil coastal lifestyle.



## Key Features

- Detached Bungalow
- Two Double Bedrooms
- West Facing Lounge/ Dining Room
- Fitted Kitchen
- Shower Room & Seperate WC
- Off Road Parking
- Garage
- Secluded Rear Garden
- 120 Yards From Goring-By-Sea Seafront
- Close to Sea Lane Café



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

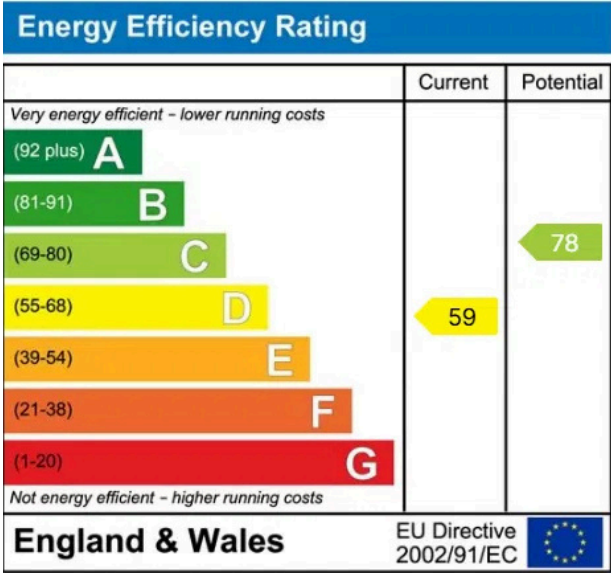
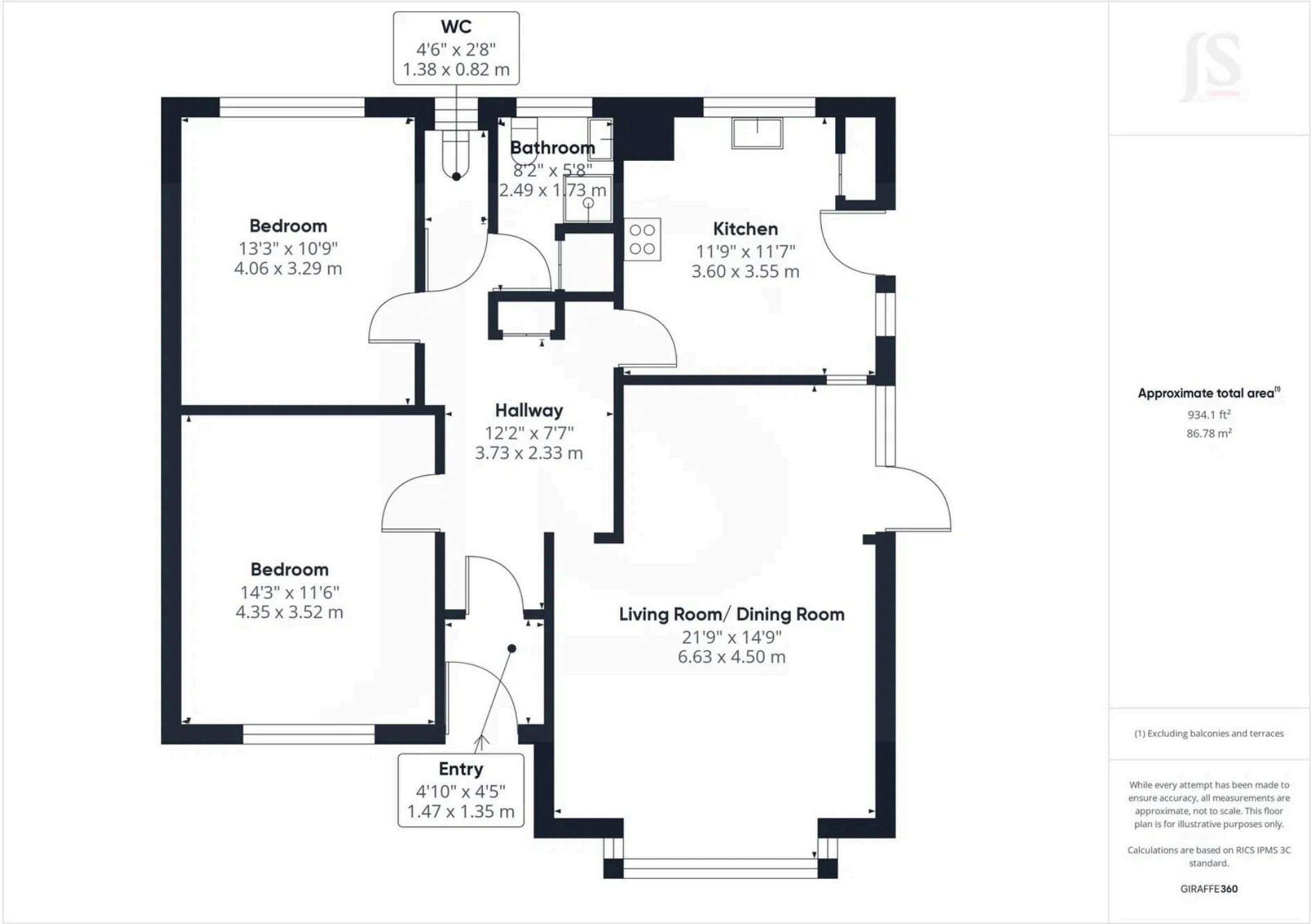
The front door opens into a welcoming entrance porch, which leads through to a spacious entrance hall, providing access to all areas of the home. To the front, the generously proportioned L-shaped lounge/dining room boasts a west-facing bay window, along with an additional south-facing window, flooding the space with natural light. A serving hatch adds convenience, there is ample space for a dining table and chairs. At the rear of the property, the well-equipped kitchen overlooks the secluded garden and is fitted with a range of wall and base units. It features a built-in oven, electric hob, sink with drainer, space for essential appliances, including a washing machine, dishwasher and fridge/freezer. A handy pantry offers additional storage and a door leads directly to the rear garden enhancing the ease of outdoor living. The bungalow is home to two generous double bedrooms, with the rear bedroom benefiting from fitted wardrobes, providing both storage and convenience. The stylish shower room is equipped with a shower cubicle, bidet and wash hand basin with access to an airing cupboard for added practicality. The separate WC is conveniently located just next door to the shower room. This well-laid-out home offers comfort, space and functionality, making it an ideal choice for those seeking a peaceful and practical coastal retreat.

### EXTERNAL

To the front of the property, off-road parking is provided in front of the garage, offering convenient access. The well-maintained front garden is laid to lawn, with attractive flowerbed borders adding colour and character. A pathway leads to the front door, with side access offering additional convenience. The rear garden is a true highlight, featuring two brick-built storage sheds for practical use. Primarily laid to lawn, the garden is framed by mature trees and shrubs, creating a peaceful and private retreat, perfect for relaxing or outdoor entertaining. The natural greenery ensures a secluded atmosphere, offering a serene space to enjoy the outdoors.



To book a viewing contact us on: 01903 506080 | [westworth@jacobs-steel.co.uk](mailto:westworth@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



## Property Details:

Floor area (as quoted by EPC: 1001 sqft

Tenure: FREEHOLD

Council tax band: e

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.