



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



112 Sea Place

Goring-By-Sea, Worthing, BN12 4BH

Guide price £425,000

Freehold Council Tax Band D



James & James Estate Agents are delighted to bring to the market this lovely three bedroom Victorian house situated in the popular Sea Place.

In brief the accommodation comprises a covered porch with private front door leading to the characterful bay fronted lounge. A step down leads to the fitted kitchen and there is a triple aspect conservatory with access to both the rear garden and side access.

There are stairs to the first floor with a vaulted ceiling landing with doors to two double bedrooms. In addition, on the first floor is the spacious dual aspect family bathroom with a four piece suite including bath and shower cubicle. From the landing a cast iron spiral staircase rises to the second floor dual aspect loft room, currently being used as a bedroom, with three skylights and ample eave storage.

The front garden has an original tile paved path and a planted garden enclosed by original dwarf walls. The rear garden is a generous size with a shingle path leading to a raised decked and a variety of mature planted borders surrounding the boundaries. There is a side gate giving access via a twitten.

The property is a short distance to West Worthing High Street, offering coffee shops, convenience stores, banks and a pharmacy. Bus routes run on adjoining Goring Road and the seafront is at the bottom of Sea Place, approximately 500 yards away. The closest train station is Durrington-on-Sea which is approximately 0.5 miles away and Worthing town centre is 1.8 miles away.

Council Tax Band D





Entrance porch

Lounge
14' 0" x 13' 1"

Dining room
11' 3" x 11' 2"

Kitchen
11' 7" x 9' 0"

Conservatory
12' 11" x 6' 11"

Bedroom one
14' 1" x 11' 1"

Bedroom two
11' 10" x 9' 5"

Bathroom
11' 3" x 8' 4"

Loft Room - Used as bedroom
three
10'0" x 14'3" (3.05m x 4.34m)



Floor Plan

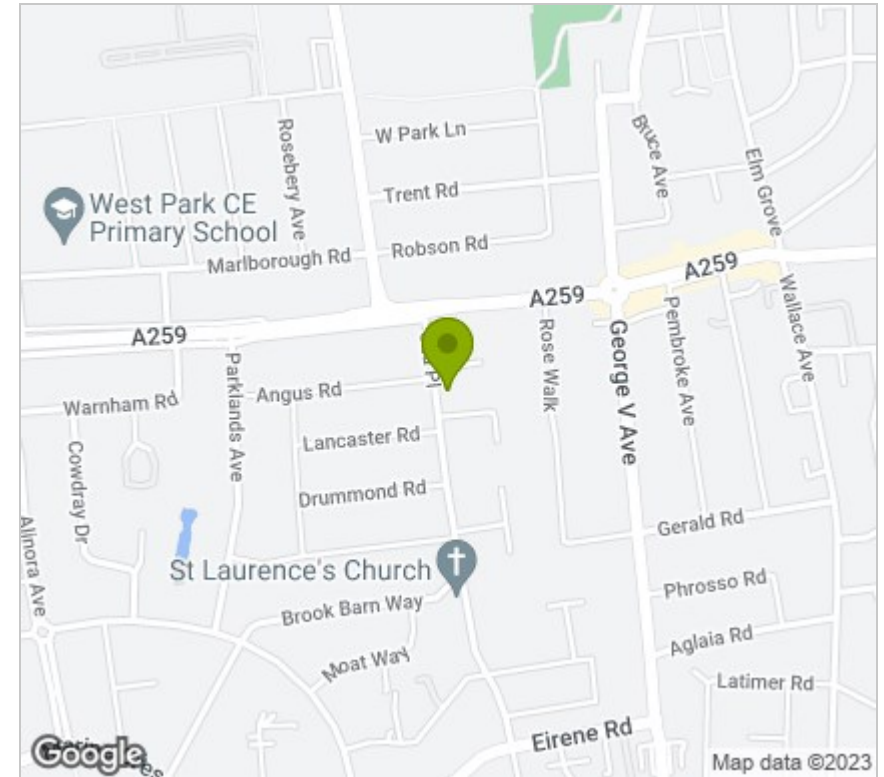


Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

