



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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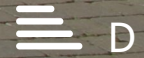


87 Aldsworth Avenue

Goring-By-Sea, Worthing, BN12 4XG

Asking price £850,000

Freehold Council Tax Band F





**\*\* VENDOR SUITED \*\*** Call now to view

James and James Estate agents are delighted to bring to the market this handsome substantial detached house situated in favoured Goring Hall.

The accommodation in brief comprises entrance vestibule, spacious entrance hall with bespoke under stairs storage and a ground floor cloakroom, double aspect lounge/diner, separate reception room currently arranged as a snug, luxury refitted kitchen/diner with range of integrated appliances, stone worktop, undermount 1 & 1/2 bottle drainer sink, and French doors onto the West facing rear garden.

There is a double aspect utility room with an integral door to the double garage. To the first floor there are five good sized bedrooms, with bedroom two boasting a West facing balcony and en-suite bathroom and an additional family bathroom with jacuzzi bath. The loft is approached by a pull down ladder which has a double aspect room with Velux windows, and an additional shower room.

Externally the front of the property is arranged to brick block paving providing ample off road parking with maturing tree and shrub lined borders, whilst the West facing rear garden is predominately laid to lawn with maturing tree and shrub lined borders backing onto the Ilex.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this substantial family home.

Situated in Aldsworth Avenue, local shops can be found nearby at the Aldsworth Avenue shopping parade, whilst the beach is just a short stroll away. The nearest mainline railway station is close by being Goring-by-Sea which gives great access to all major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately three mile distance. Regular buses serve the area.

Front door to entrance vestibule  
4'5 x 4'7 (1.35m x 1.40m)

Spacious entrance hall  
18'6 x 5'9 (5.64m x 1.75m)

Ground floor W.C.  
5'0 x 3'2 (1.52m x 0.97m)

Double aspect lounge/dining room  
26'8 x 11'3 (8.13m x 3.43m)







Snug/dining room  
15'9 x 8'1 (4.80m x 2.46m)

Luxury refitted triple aspect  
kitchen/breakfast ro  
21'0 x 12'6 (6.40m x 3.81m)

Double aspect utility room  
13'6 x 5'3 (4.11m x 1.60m)

Integrated double garage  
17'1 x 16'7 (5.21m x 5.05m)

Stairs to spacious galleyed landing

Bedroom one  
16'0 x 11'5 (4.88m x 3.48m)

Bedroom two  
13'2 x 13'8 (4.01m x 4.17m)

Balcony

En-suite shower room  
6'1 x 6'2 (1.85m x 1.88m)

Bedroom three  
14'5 x 13'4 (4.39m x 4.06m)

Bedroom four  
16'7 x 10'5 (5.05m x 3.18m)

Bedroom five  
9'7 x 7'6 (2.92m x 2.29m)

Luxury fitted family bathroom  
8'1 x 7'5 (2.46m x 2.26m)

Loft room with access via pull down  
ladder

14'11 narrowing to 17'10 x 8'7  
narrowing to 3'0 (4.55m narrowing to  
5.44m x 2.62m narrowing to 0.91)

Shower room  
6'6 x 4'11 (1.98m x 1.50m)

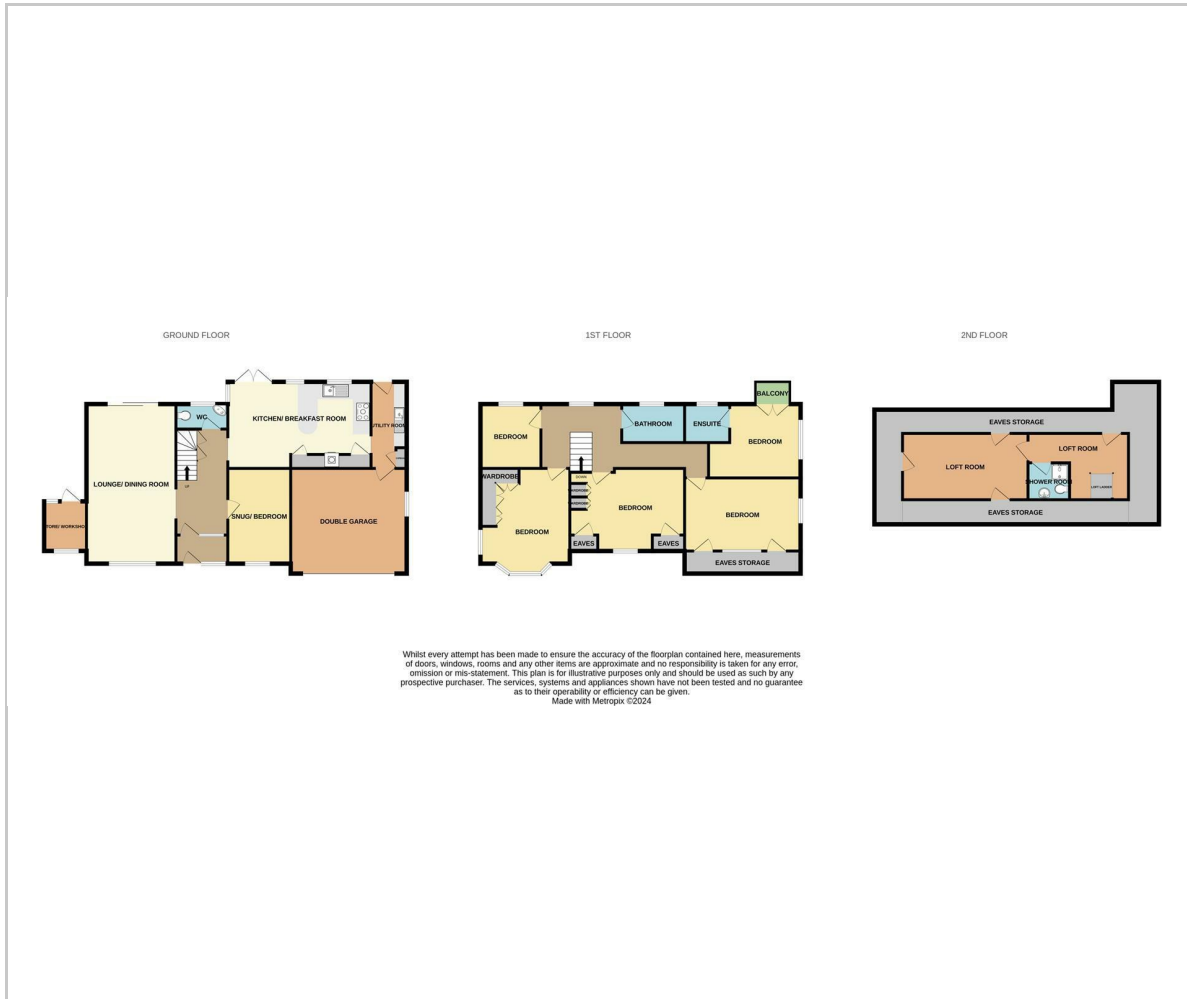
Double aspect attic room with pleasing  
view.

18'4 x 8'6 (5.59m x 2.59m)

Front garden enclosed with iron gates.

West facing landscaped rear garden

## 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

