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BUYING SELLING LETTINGS COMMERCIAL MORTGAGE ADVICE



James & James Estate Agents are delighted to bring to the market this beautifully presented and deceptively spacious detached mock Tudor home situated in one of Goring-by-Sea/West Worthing's most premier roads.

In brief the accommodation comprises entrance porch into spacious entrance hall with large storage cupboard, under stairs store, ground floor W.C, feature lounge with a pleasing outlook over the South facing rear garden with a focal fireplace. There is a separate dining room, and a fully fitted luxury kitchen with TWO integrated ovens, gas hob extractor, and integrated fridge. There is a breakfast area, double aspect with bifold doors and personal door giving access on the the rear garden. There is an integrated garage with utility room at rear.

To the first floor there are four good size bedrooms with the master having a range of fitted wardrobes and a modern fitted family bathroom. Externally the front garden is laid to lawn with brick block paving providing off road parking to the garage. The South facing rear garden is a particular feature of the property being laid predominantly to lawn with a profusion of trees and shrub lined borders and large area of patio.

Other benefits include gas central heating and double glazing and in our opinion internal viewing is considered essential to appreciate the overall size, space and light of this beautiful detached family home.

Situated in Aglaia Road the property is just a short stroll from Worthing's award winning blue flag beach and the shops at Goring Road. The nearest mainline railway station is West Worthing giving great access to most major towns and cities. Buses also serve the area.

























Solid front door into entrance porch

Spacious entrance hall 11'4 x 7'4 (3.45m x 2.24m)

Large cloaks cupboard

Ground floor W.C. 7'0 x 2'8 (2.13m x 0.81m)

Lounge 18'9 x 12'6 (5.72m x 3.81m)

Dining room 12'10 x 11'5 (3.91m x 3.48m)

Luxury fitted kitchen/breakfast room 24'4 x 11'1 (7.42m x 3.38m)

Integral garage (measured internally) 15'8 x 9'9 (4.78m x 2.97m)

Utility room (at rear of garage) 9'2 x 8'5 (2.79m x 2.57m)

Stairs to first floor landing

Bedroom one 12'8 x 16'11 (3.86m x 5.16m)

Bedroom two 13'3 x 9'9 (4.04m x 2.97m)

Bedroom three 12'9 x 11'1 (3.89m x 3.38m)

Bedroom four 9'1 x 8'7 (2.77m x 2.62m)

Family bathroom 7'9 x 8'1 (2.36m x 2.46m)

Feature South facing rear garden

Front garden laid to lawn

Brick block driveway

Floor Plan



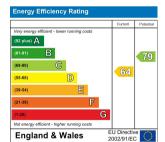
Viewing

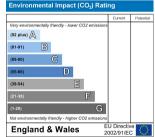
Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph





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