



**JAMES & JAMES**  
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17 Falmer Avenue

Goring-By-Sea, Worthing, BN12 4SY

Guide price £750,000

Freehold Council Tax Band



Situated on the West side of Falmer Avenue, James & James Estate Agents are delighted to bring to the market this superb detached family home offered for sale with NO ONWARD CHAIN.

In brief the accommodation comprises spacious entrance porch into entrance hall with under stairs storage cupboard housing modern consumer unit, ground floor W.C, triple aspect lounge, separate dining room, fitted kitchen.

To the first floor is the landing with access to loft space, double aspect master bedroom, bedroom two with fitted wardrobes, and a good size third bedroom. There is a spacious modern family bathroom with separate W.C.

Externally the front garden is laid to lawn with maturing borders, and there is a tarmac drive providing off road parking for several vehicles which in turn leads to a detached garage with a vaulted ceiling and personal door to garden. The West facing rear garden is a particular feature of the property being predominantly laid to lawn with a profusion of tree and shrub lined borders, a shed, a store and a greenhouse.

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 lovely family home.

Situated in Falmer Avenue, the property is ideally located betwixt the shops and the beach. Local shops can be found nearby at Mulberry Parade which cater for everyday needs. The nearest mainline railway station is Goring-by-Sea which gives access to most major towns and cities. Buses also serve the area.

Entrance porch  
5'6 x 5'3 (1.68m x 1.60m)





- Entrance hall  
15'6 x 6'0 (4.72m x 1.83m)
- Ground floor cloakroom
- Triple aspect lounge  
17'7 x 11'7 (5.36m x 3.53m)
- Dining room  
11'4 x 13'6 (3.45m x 4.11m)
- Fitted kitchen  
11'3 x 9'8 (3.43m x 2.95m)
- First floor landing
- Bedroom one  
17'8 x 11'7 (5.38m x 3.53m)
- Bedroom two  
14'10 x 8'7 (4.52m x 2.62m)
- Bedroom three  
11'2 x 8'6 (3.40m x 2.59m)
- Family bathroom  
8'2 x 8'3 (2.49m x 2.51m)
- Front garden
- West facing rear garden
- Ample off road parking
- Garage



## 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.

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## Area Map



## Energy Efficiency Graph

