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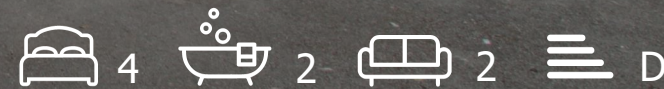


18 Ilex Way

Goring-By-Sea, Worthing, BN12 4UZ

Guide price £900,000

Freehold Council Tax Band F



Price £900,000 to £1,000,000 - Set in approximately 1/3 of an acre

Built in 1934 forming part of the favoured Goring Hall Estate, James and James Estate agents are delighted to bring to the market this beautiful character detached residence.

In brief the accommodation comprises entrance porch into spacious entrance hall with feature wood panelling and solid wood floor into a ground floor shower room with low level flush W.C. The featured bay fronted lounge boasts a pleasing outlook over the manicured rear garden, and there are sliding doors into the dining room with an eclectic fitted bespoke furniture.

There is a separate reception room/ground floor bedroom, and a kitchen/breakfast room with a granite work surface, undermount sink, and door to separate utility room housing plumbing for appliances, and also giving front and rear access.

To the first floor there is a spacious landing with ample storage with bedroom one boasts a South facing balcony overlooking Ilex Way.

There are two further double bedrooms and a feature bath and shower room with twin step in shower and jacuzzi bath.

Externally the property is arranged to provide off road parking which in turn leads to a garage with up and over door and personal door to the rear garden and the landscaped rear garden is a particular feature of the property having areas of patio, shingle, large areas of lawns and ornate summer house with power and a feature tree house.

Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this fantastic period home.

There is planning permission (AWDM/1572/19) for a ground & first floor extensions creating a superb kitchen/breakfast room & an additional master bedroom with dressing room & en suite. (drawings in the photos)

Ilex way is ideally situated being stroll from the shops at Mulberry Parade, mainline railway station and the beach.

Entrance porch

Entrance hall

Reception room/Bedroom
22'6" x 14'7" (6.86m x 4.45m)

Shower room

Kitchen/breakfast room
9'10" x 22'4" (3.00m x 6.81m)

Utility room
9'6" x 7'1" (2.90m x 2.16m)





Lounge
17'3 x 16'9 (5.26m x 5.11m)

Dining room
13'7 x 11'5 (4.14m x 3.48m)

Stairs to first floor landing

Bedroom two
14'7 x 13'7 (4.45m x 4.14m)

Bedroom one
16'11 x 12'0 (5.16m x 3.66m)

Bedroom three
14'1 x 12'0 (4.29m x 3.66m)

Bathroom
13'3 x 9'6 (4.04m x 2.90m)

Double garage 19'0 x 12'9



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

