



6 Parklands Avenue

Goring-By-Sea, Worthing, BN12 4NH

Asking price £750,000

Freehold Council Tax Band F

James & James Estate Agents are delighted to bring to the market this beautifully presented detached four bedroom chalet style property at the southern end of Parklands avenue.

In brief the accommodation comprises spacious entrance porch, double aspect lounge, dining room, two ground floor bedrooms, luxury fitted ground floor bathroom, beautifully refitted kitchen/breakfast room with integrated oven/hob/grill/dishwasher/washing machine and an American style fridge/freezer. There are also French doors onto the rear garden.

To the first floor the landing has been arranged as a study area. There are two further bedrooms and a shower room.

Externally the front garden is laid to lawn enclosed by hedgerow with a driveway for several vehicles and gates onto a further courtyard and garage with up & over door.

The rear garden is a particular feature of the property laid predominately to lawn with areas of patio with maturing tree and shrub lined borders. There is a potting shed.

Other benefits include gas central heating and double glazing . In our opinion internal viewing is considered essential to appreciate the overall size and condition, natural light and versatility of this beautiful home.

Situated in Parklands Avenue, local shops can be found nearby at Goring Road. The beach is just a short stroll away. Buses serve the area and nearest mainline railway station is Durrington-on-Sea giving great links to most major towns and cities.

Solid wood front door





Spacious entrance hall  
13'9 x 10'3 (4.19m x 3.12m)

West facing lounge  
15'0 x 12'7 (4.57m x 3.84m)

Dining room  
11'1 x 12'7 (3.38m x 3.84m)

Kitchen/breakfast room  
13'10 x 11'2 (4.22m x 3.40m)

Ground floor bedroom one  
11'5 x 14'10 (3.48m x 4.52m)

Luxury fitted ground floor  
bathroom  
8'5 x 6'9 (2.57m x 2.06m)

Ground floor bedroom four/study  
11'11 x 9'8 (3.63m x 2.95m)

Stairs to first floor landing  
7'0 x 8'3 (2.13m x 2.51m)

Bedroom two  
14'6 x 12'10 (4.42m x 3.91m)

Bedroom three  
10'2 x 8'10 (3.10m x 2.69m)

Eaves storage cupboard

First floor shower room

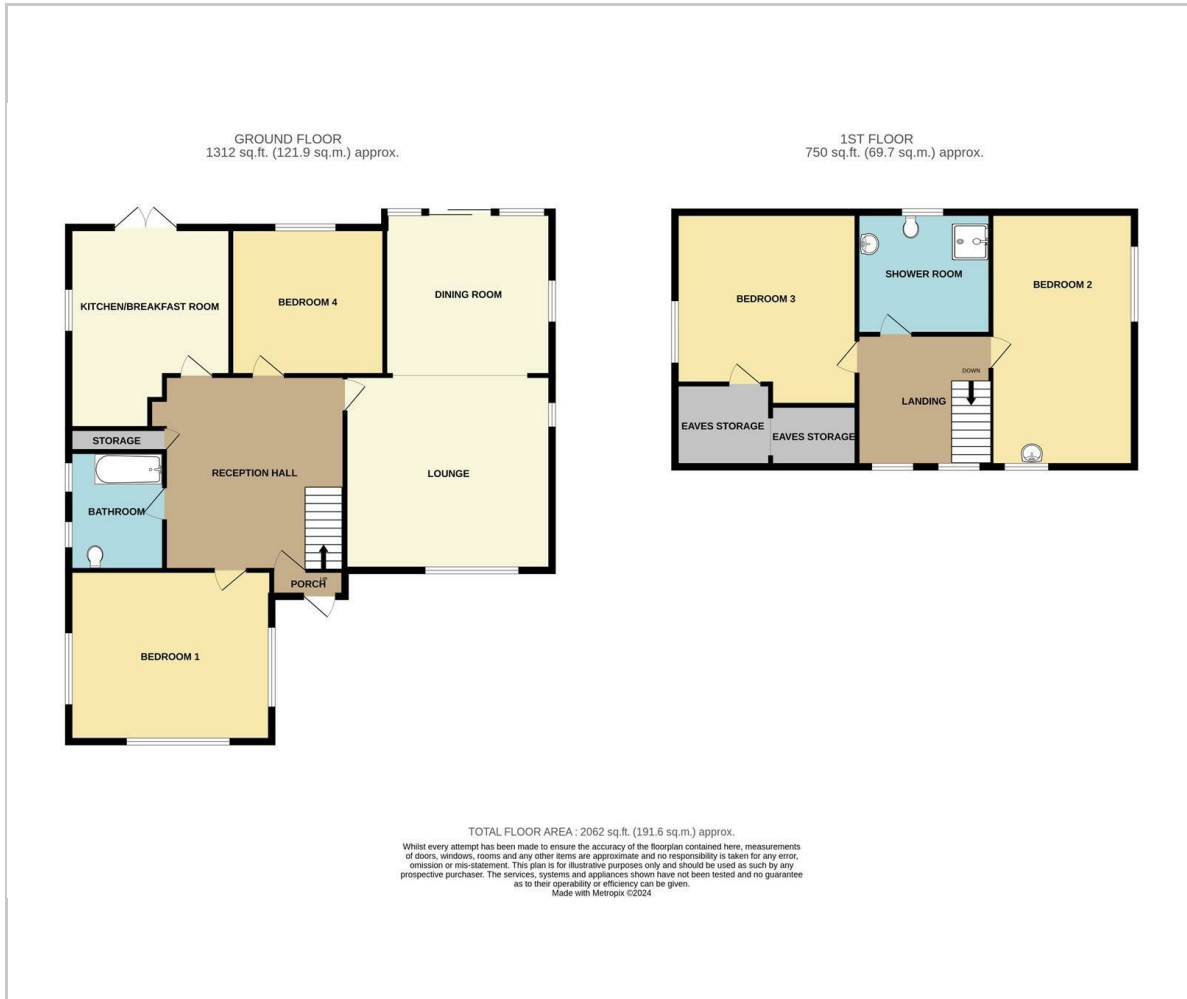
Beautiful front garden

Off road parking

Garage

Feature landscaped garden with  
patio

## 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

