



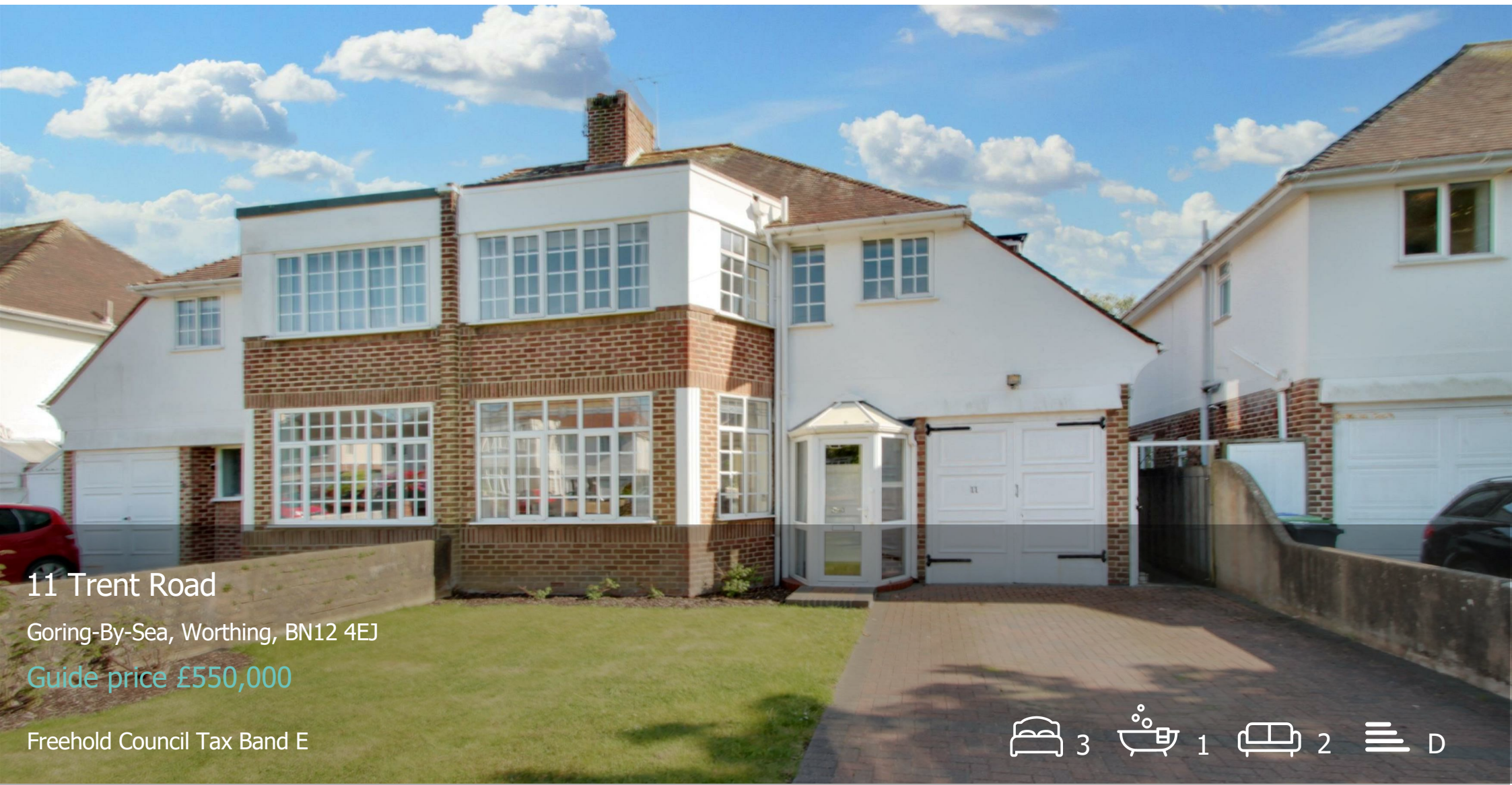
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



11 Trent Road

Goring-By-Sea, Worthing, BN12 4EJ

Guide price £550,000

Freehold Council Tax Band E



James & James Estate Agents are delighted to bring to the market this CHAIN FREE superb spacious semi-detached family home in one of the area's most sought after locations.

The accommodation in brief comprises UPVC double glazed entrance porch to entrance hall, with feature stained glass windows and doors to all ground floor principle rooms. There is a bay fronted lounge with doors opening onto the South facing dining room enjoying a pleasing outlook over the South facing rear garden. There is a kitchen/breakfast room with larder cupboard and door to outside W.C.

To the first floor there are three double bedrooms, a large airing cupboard, modern fitted family shower room and separate W.C.

Externally the front garden is laid to lawn and there is a brick block paved driveway which in turn leads to the garage, and the South facing rear garden is a particular feature of the property being laid predominantly to lawn with deep borders.

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

Situated in Trent Road the property is ideally situated close to the busy Goring Road shops, mainline rail and buses. Local schools are also close by. Please contact the vendor's sole agents to arrange a private viewing.

Enclosed entrance porch





Spacious entrance hall
15'11 x 6'5 (4.85m x 1.96m)

Feature bay fronted lounge
17'3 x 13'5 (5.26m x 4.09m)

South facing dining room
14'0 x 13'8 (4.27m x 4.17m)

Kitchen/breakfast room
11'5 x 10'5 (3.48m x 3.18m)

Door to outside toilet

Stairs to first floor landing

Bedroom one
17'0 x 13'5 (5.18m x 4.09m)

Bedroom two
13'6 x 13'9 (4.11m x 4.19m)

Bedroom three

Bedroom four
10'4 x 8'3 (3.15m x 2.51m)

Modern fitted family shower room
7'1 x 5'8 (2.16m x 1.73m)

Separate W.C.

Large airing cupboard

Lawned front garden

Off road parking

Garage
16'0 x 7'7 (4.88m x 2.31m)

Feature South facing rear garden
with covered vera

Floor Plan

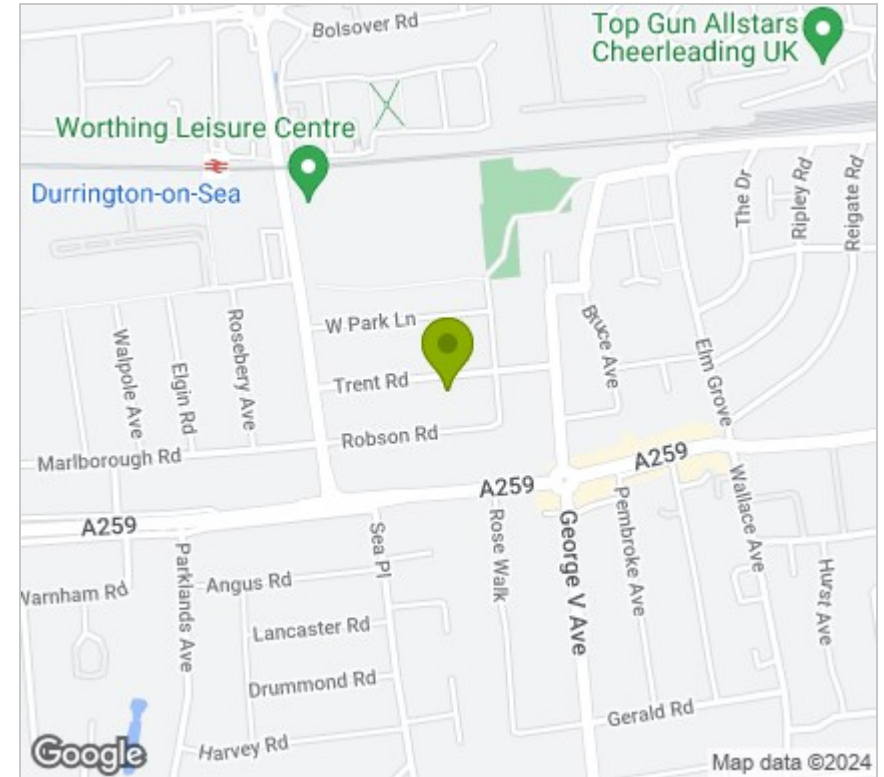


Viewing

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

