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39 Marlborough Road

, Goring-By-Sea, BN12 4EY

Asking price £550,000

Freehold Council Tax Band E



3



1



2



E

James & James Estate Agents are delighted to bring to the market this beautifully presented three bedroom detached house with extended dining room.

In brief the accommodation comprises entrance porch, spacious entrance hall, lounge, extended dining room with door giving access to the rear garden. There is a modern fitted kitchen with a pleasing outlook over the rear garden, stairs to first floor landing, three good size bedrooms, and a modern fitted bath & shower room.

Externally the front garden is laid to brick block paving providing ample off road parking and there are double gates which gives way to a concrete hardstanding and intern leads to the garage.

There is a beautiful South facing rear garden with the majority laid to lawn with a profusion of tree and shrub lined borders, and a vegetable patch/allotment to the rear.

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

Situated in popular Marlborough Road, the property is ideally located for the mainline railway station being just a short walk from Durrington-on-Sea station. The property is close to the Goring Road shops which cater for every day needs and also falls into the catchment for West Park primary school.





- Decorative double glazed door
- Entrance porch with double glazed door
- Spacious entrance hall
- Lounge
14'0 x 12'0 (4.27m x 3.66m)
- Dining room
12'6 x 11'11 (3.81m x 3.63m)
- Sun room
11'0 x 6'11 (3.35m x 2.11m)
- Kitchen
9'9 x 8'7 (2.97m x 2.62m)
- Stairs to first floor landing
- Bathroom
- Bedroom two
12'10 x 11'11 (3.91m x 3.63m)
- Master bedroom
12'10 x 12'1 (3.91m x 3.68m)
- Bedroom three
10'4 x 8'0 (3.15m x 2.44m)

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

