



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



29 Arlington Avenue

Goring-By-Sea, Worthing, BN12 4SX

Guide price £750,000

Freehold Council Tax Band F



4



1



2



F



In need of complete modernisation, James & James Estate agents are delighted to bring to the market this handsome four bedroom detached family home, situated on the favoured Goring Hall estate.

In brief the accommodation comprises covered storm porch, entrance porch, entrance hall, triple aspect lounge/diner with French doors onto the garden room (in need of attention), fitted kitchen/breakfast room with door giving side access, ground floor W.C, four first floor bedrooms, and family bathroom, garage, West facing rear garden.

Other benefits no onward chain and viewing is recommended. Situated in Arlington Avenue, the property is located in one of Worthing's premier roads being just a short walk from the beach and local shops at both Aldsworth parade and Mulberry parade. The nearest mainline railway station is Goring-by-Sea giving great access to most major towns and cities. Buses also serve the area.

Covered storm porch

Entrance porch

Entrance hall  
13'1 x 5'7 (3.99m x 1.70m)

Triple aspect lounge/diner  
31'9 x 12'3 (9.68m x 3.73m)

Garden room  
12'8 x 8'0 (3.86m x 2.44m)

Kitchen/breakfast room  
16'1 x 9'11 (4.90m x 3.02m)

Ground floor W.C.  
7'2 x 3'1 (2.18m x 0.94m)







First floor landing

Bedroom one  
16'4 x 12'1 (4.98m x 3.68m)

Bedroom two  
12'2 x 10'6 (3.71m x 3.20m)

Bedroom three  
9'7 x 9'7 (2.92m x 2.92m)

Bedroom four  
9'8 x 7'6 (2.95m x 2.29m)

Family bathroom  
8'7 x 6'9 (2.62m x 2.06m)

Front garden

Off road parking

West facing rear garden

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

