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12 Coniston Road

Goring-By-Sea, Worthing, BN12 6JU

Offers over £525,000

Freehold Council Tax Band E



James & James Estate Agents are delighted to bring to the market this energy efficient and bio diverse detached bungalow in a popular residential area.

In brief the accommodation comprises spacious; Entrance hall with separate cloakroom and storage cupboard, double aspect lounge with focal fireplace, dining room, modern fitted kitchen. three ground floor bedrooms, inner lobby, ensuite, UPVC double glazed conservatory, first floor bedroom and first floor bathroom.

The front garden has been arranged to provide ample off road parking for several vehicles, caravans and trailers, and the rear garden is a particular feature of the property being laid predominantly to lawn with a profusion of tree and shrub lined borders, timber outbuildings and home office.

There is also an additional feature; a "rain catchment tank" holding approximately 3000 litres for multiple uses. There are also solar panels & a water softener. Other benefits include double glazing & gas central heating.

Situated in Coniston Road, local shops can be found nearby at both Strand Parade and Palatine Road. The nearest mainline railway station is Durrington-on-Sea giving great access to towns and cities, and buses serve the area.

In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this extended family home.

UPVC double glazed front door into spacious entrance
14'11 x 4'1 (4.55m x 1.24m)

W.C. with wash hand basin





Double aspect lounge
15'8 x 12'2 (4.78m x 3.71m)

Modern fitted kitchen
10'11 x 12'11 (3.33m x 3.94m)

Modern fitted family shower room
9'3 x 4'9 (2.82m x 1.45m)

Ground floor bedroom one
11'8 x 9'8 (3.56m x 2.95m)

Ground floor bedroom two
9'0 x 7'9 (2.74m x 2.36m)

Dining room
14'6 x 12'10 (4.42m x 3.91m)

UPVC double glazed conservatory
14'6 x 9'1 (4.42m x 2.77m)

Inner lobby leading to...
9'5 x 4'2 (2.87m x 1.27m)

Ground floor bedroom three
11'4 x 8'5 (3.45m x 2.57m)

En-suite wet room
7'5 x 3'3 (2.26m x 0.99m)

First floor landing

First floor bedroom
14'3 x 13'1 (4.34m x 3.99m)

Timber workshop/summer house
12'5 x 8'10 (3.78m x 2.69m)

Bathroom
8'5 x 3'8 (2.57m x 1.12m)

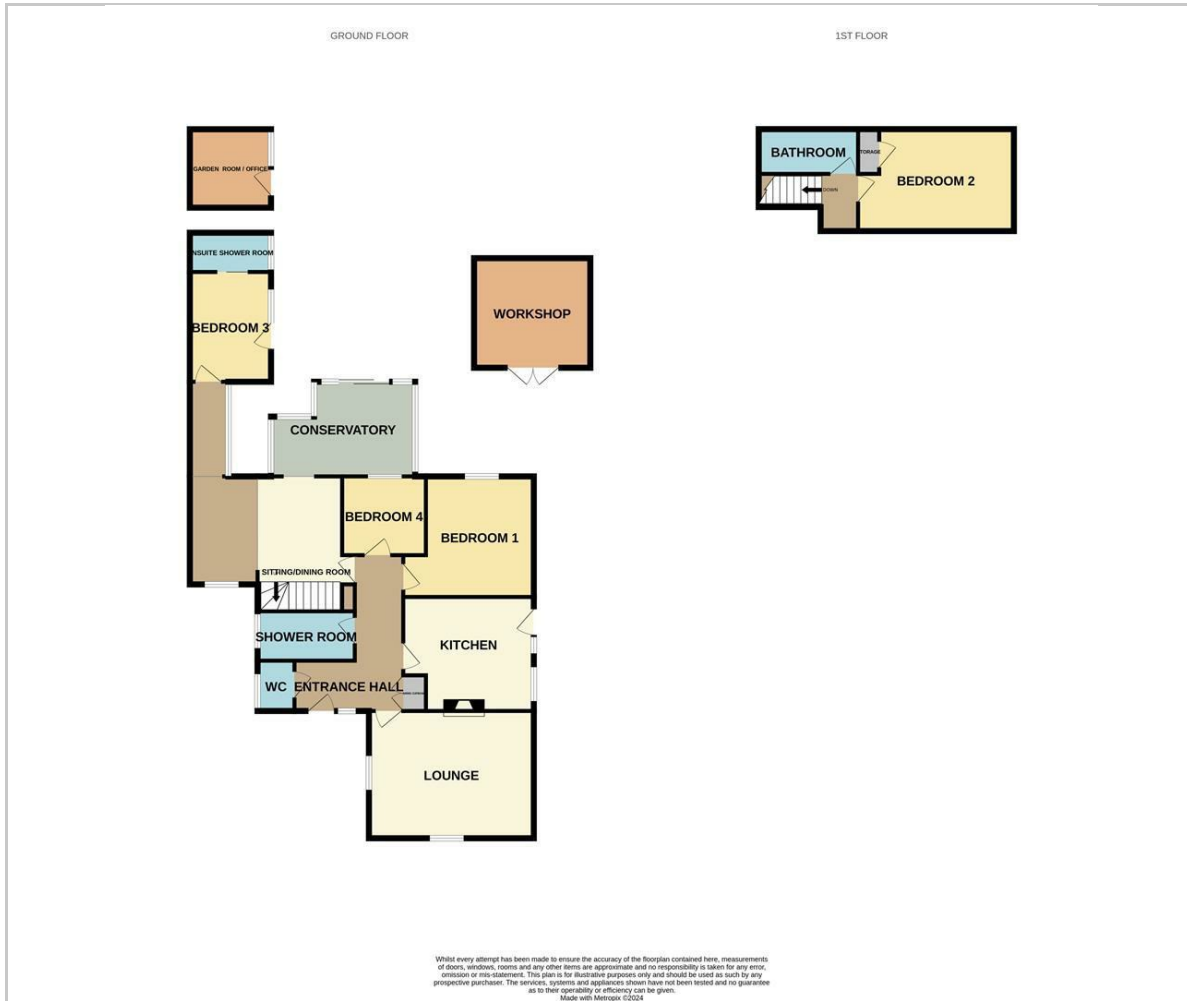
Ample off road parking

Feature established rear garden

Home office with power & light
9'0 x 8'9 (2.74m x 2.67m)



Floor Plan

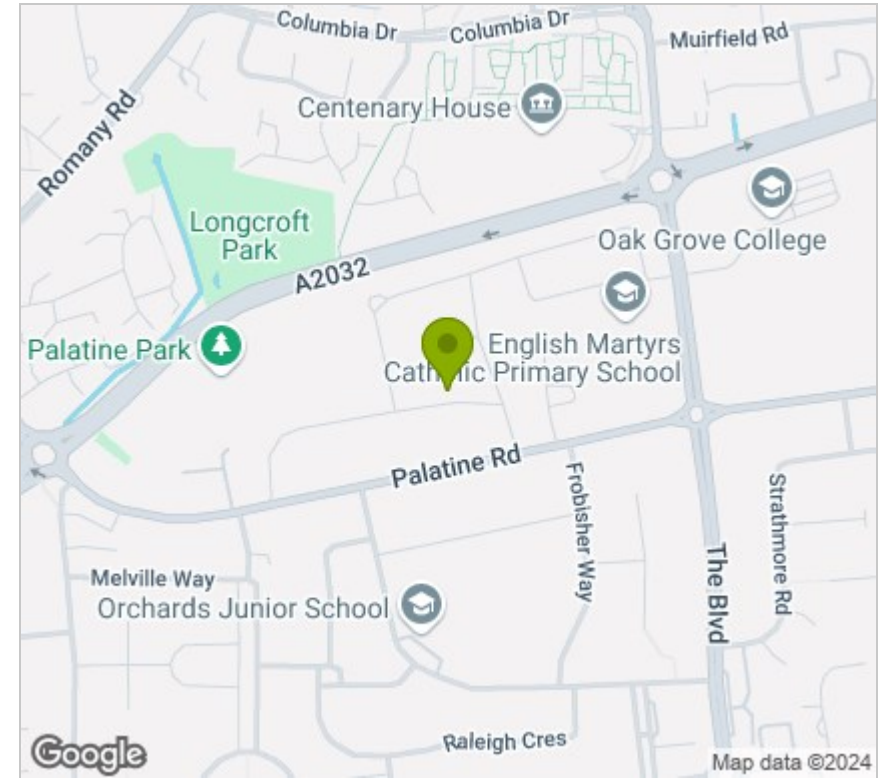


Viewing

Please contact our Worthing 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

