



10 Ilex Way

Goring-By-Sea, Worthing, BN12 4UZ

Asking price £600,000

Freehold Council Tax Band F

****Property Listing: Spacious Detached House in Goring Hall****

James & James Estate Agents are thrilled to present this charming detached house, ideally located in Goring Hall. The property offers generous accommodation with four bedrooms, two reception rooms, a well-equipped kitchen, and a convenient cloakroom/W.C.

Additional features include a double-length car port accessed via an electric door, along with a garage for extra storage. The rear garden is a good size, and the front provides ample off-road parking. Benefits such as double glazing throughout and gas central heating enhance the comfort of this home.

Situated just half a mile from the beach and seafront, this property is close to essential amenities, including schools and shops. The mainline railway station, which provides access to London, is just over three-quarters of a mile away. You'll also find yourself conveniently located near the shops at Mulberry Parade.

We highly recommend an internal viewing to fully appreciate the spaciousness and wonderful position of this property. Don't miss the opportunity to make this lovely house your new home!

Entrance Porch

Entrance Hall
14'3 x 6'2 (4.34m x 1.88m)





Cloakroom / W/C

Lounge/Dining Room
21'10" x 14'9" (6.65m x 4.50m)

Kitchen
15'3" x 7'3" (4.65m x 2.21m)

Office / Reception Room
11'8" x 8'10" (3.56m x 2.69m)

First Floor Landing

Bedroom One
14'11" x 12'7" (4.55m x 3.84m)

Bedroom Two
14'11" x 8'2" (4.55m x 2.49m)

Bedroom Three
8'10" x 8'7" (2.69m x 2.62m)

Bedroom Four
8'10" x 7'6" (2.69m x 2.29m)

Shower Room

Separate WC

Front Garden

Double Car Port
32'0" x 8'3"

Garage
18'9" x 9'0" (5.72m x 2.74m)

Rear Garden



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC’s Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

