



18 Grenville Avenue  
Goring-By-Sea, Worthing, BN12 6JE

Guide price £250,000

Freehold Council Tax Band A



Guide Price £250,000 - £265,000

An ideal opportunity to purchase a beautifully presented one bedroom bungalow within a popular residential area.

In brief, the accommodation comprises composite front door into entrance hall with storage cupboard, opening onto a triple aspect lounge with Velux windows and a modern fully fitted kitchenette.

The double aspect double bedroom has a range of fitted wardrobes, space saving desk area, and gives access to the fully boarded loft area. There is also a luxury fitted shower room with twin tray and contemporary tiled walls.

To the front of the property is off road parking, and there is an easy to maintain rear garden. Other benefits include double glazing and gas central heating.

In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this lovely bungalow.

Situated in Grenville Avenue, local shops can be found nearby, at Strand Parade, which cater for everyday needs. The nearest mainline railway station is Durrington-on-Sea, which gives great links to most major towns and cities. Buses also serve the area.

Call the vendors agents to arrange a private viewing tour.





Composite front door into entrance hall  
9'4 x 3'6 (2.84m x 1.07m)

Open plan living kitchenette  
18'3 x 12'7 (5.56m x 3.84m)

Modern fitted shower room  
8'2 x 5'10 (2.49m x 1.78m)

Double aspect bedroom  
10'11 x 10'8 (3.33m x 3.25m)

Off road parking

Easy to maintain rear garden



## Floor Plan



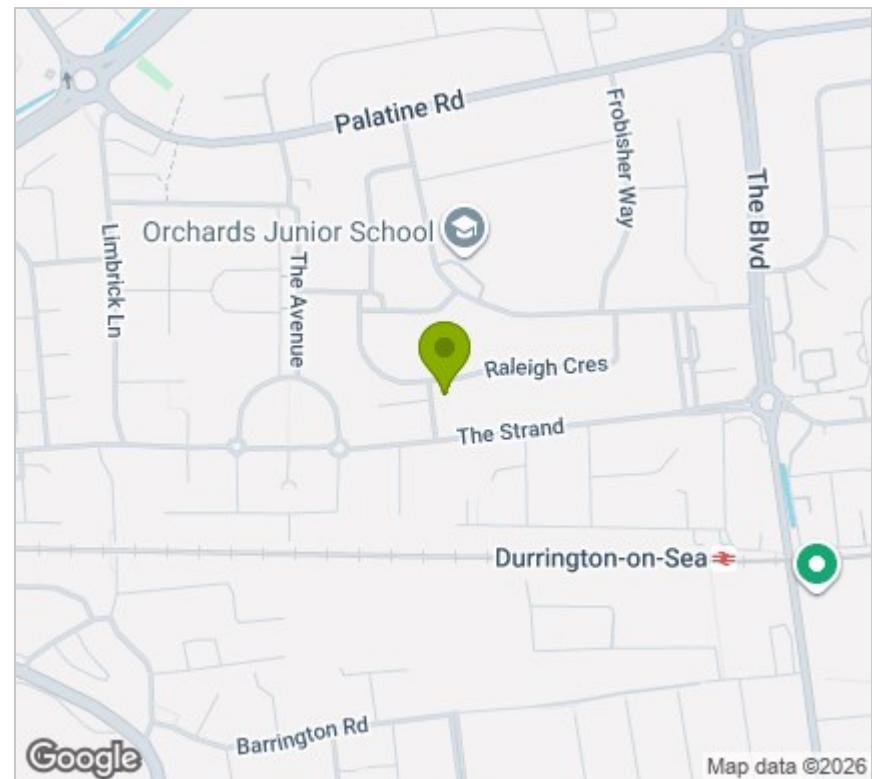
## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

