



14 St. Johns Avenue

Goring-By-Sea, Worthing, BN12 4HU

Guide price £675,000

Freehold Council Tax Band E



**\*\*Guide price £675,000 - £700,000\*\***

Situated adjacent from the beach at favoured Goring-by-Sea, we are delighted to bring to the market this exceptional three bedroom, two reception room, detached bungalow, offered for sale in excellent condition throughout.

In brief, the accommodation comprises entrance porch in a lobby, entrance hall with large storage cupboards and access to loft space. There is an L-shaped bay fronted triple aspect lounge/diner, three good size bedrooms, with bedroom one having access to the conservatory. There is a luxury fitted bath and shower room, and a modern kitchen/diner.

The conservatory and lean-to are particular features, whilst the rear garden has been landscaped and arranged for privacy with areas of lawn and maturing tree and shrub line borders. There is a gate giving side access, and a personal door to the garage. Other benefits include gas central heating and double glazing.

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

Situated in St. John's Avenue, the property is just a short stroll from Goring beach. Local shops can be found nearby at Mulberry Parade which cater for everyday needs. Buses also serve the area.







UPVC double glazed front door  
into entrance porch  
4'6 x 4'8 (1.37m x 1.42m)

Inner lobby  
4'0 x 5'0 (1.22m x 1.52m)

Spacious entrance hall  
13'6 x 7'0 (4.11m x 2.13m)

Bay fronted lounge  
17'8 x 11'3 (5.38m x 3.43m)

Bay fronted dining room  
11'3 x 11'11 (3.43m x 3.63m)

Modern fitted kitchen/diner  
14'2 x 11'9 (4.32m x 3.58m)

Contemporary bath & shower  
room  
9'4 x 8'1 (2.84m x 2.46m)

Bedroom one (with fitted  
furniture)  
11'5 x 11'3 (3.48m x 3.43m)

Bedroom two  
10'6 x 11'11 (3.20m x 3.63m)

Bedroom three  
8'9 x 10'6 (2.67m x 3.20m)

Conservatory  
27'7 x 9'4 (8.41m x 2.84m)

Outer covered area/lean-to  
36'0 x 6'3 (10.97m x 1.91m)

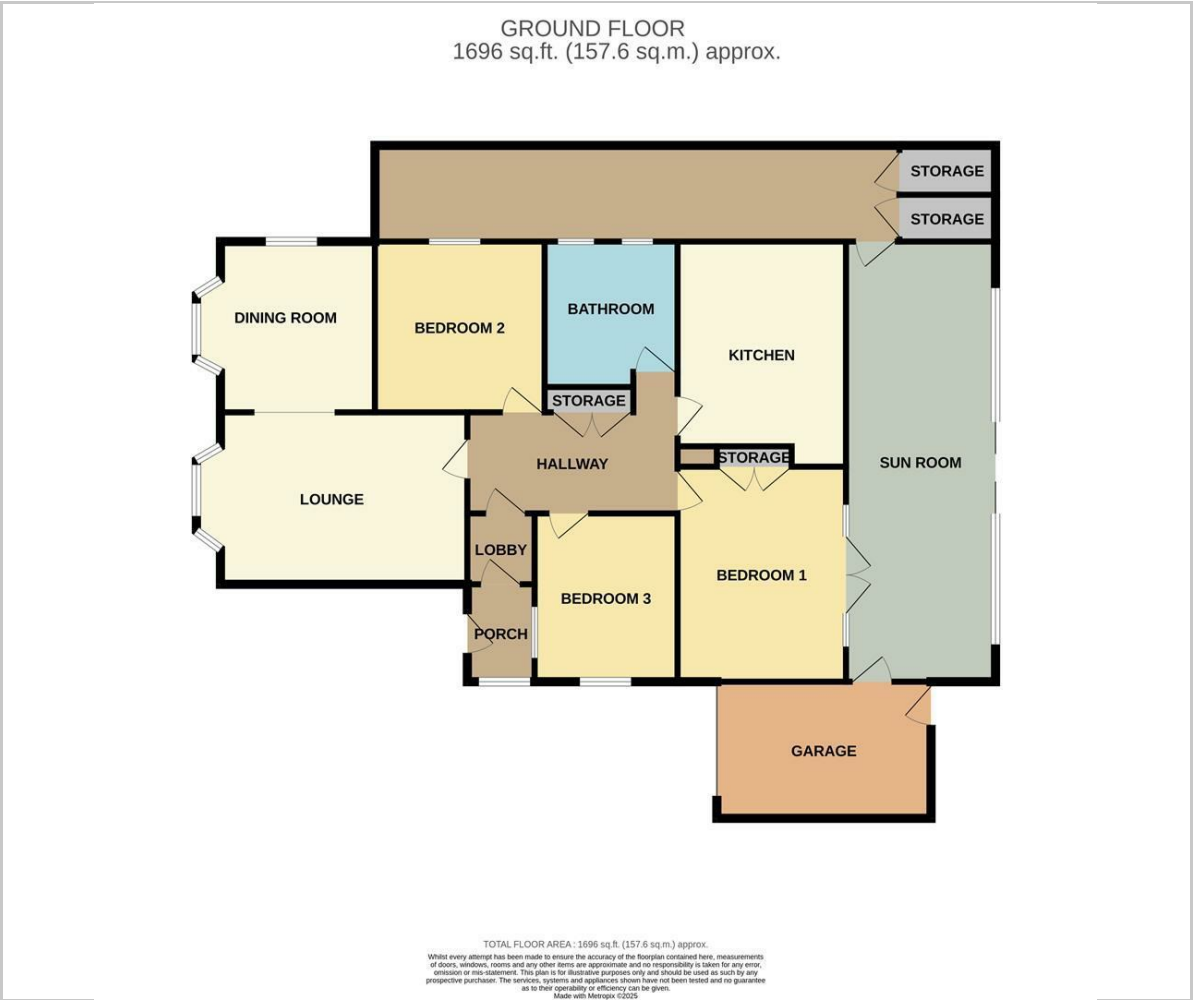
Garage with electric up & over  
door  
19'3 x 8'3 (5.87m x 2.51m)

Feature enclosed rear garden





Floor Plan



Viewing

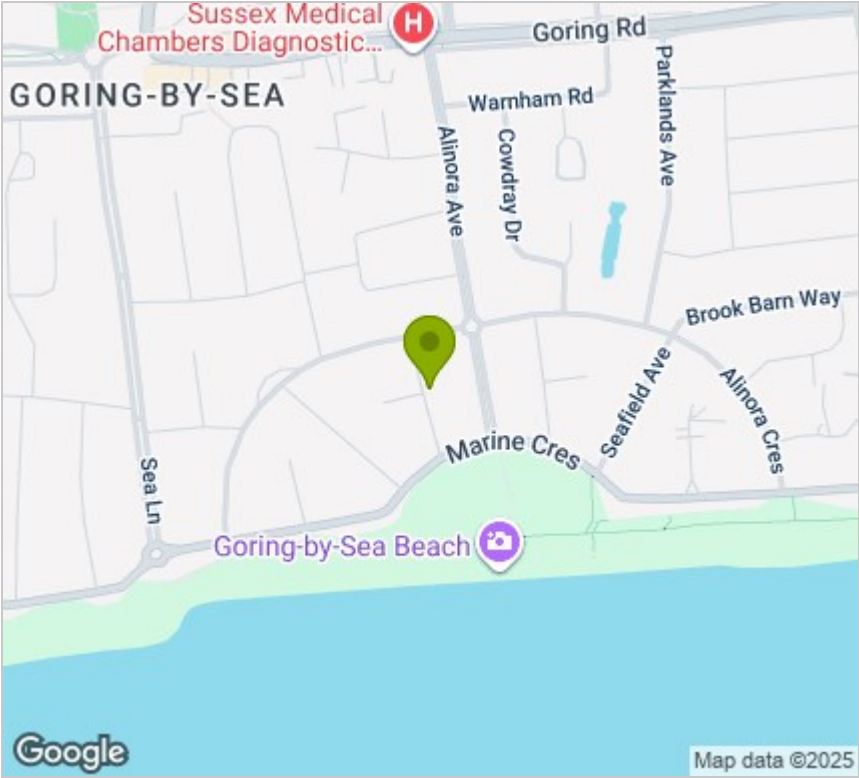
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

