



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



247 Goring Road, Goring-By-Sea, Worthing, BN12 4PA

Offers over £400,000





# 247 Goring Road

Goring-By-Sea, Worthing, BN12 4PA

- Stunning Victorian Home
- Bay Fronted Living Room
- Modern Fitted Kitchen
- Useful Loft Room
- South Facing Rear Garden
- Three Bedrooms
- Dining Room
- Family Bathroom & Ground Floor W/C
- Conservatory
- Two Private Parking Spaces At Rear

We are delighted to offer for sale this beautiful Victorian family home, ideally situated along Goring's ever popular High Street.

The accommodation comprises a welcoming entrance hall, leading through to a bay fronted living room with double doors opening to the dining room and w/c. There is a modern fitted kitchen with a range of base and eye level units, which in turn leads to the conservatory.

On the first floor there are three well proportioned bedrooms, two of which benefit from fitted wardrobes, along with a well appointed bathroom featuring a shower over the bath.

A pull down loft ladder provides access to a boarded loft room complete with power, lighting, and a Velux window.

Externally, to the rear, there is a superb south facing garden predominantly laid to lawn with a decked seating area, an array of mature trees and shrubs, and a patio space towards the back that houses a shed and provides access to two private off road parking spaces.

Further benefits include double glazing, gas fired central heating and is presented in good order decorative order throughout.

Situated on Goring Road, the property is perfectly positioned close to the beach, mainline railway station, and a variety of local shopping facilities. It truly offers an ideal setting for those seeking both convenience and leisure.



Entrance Hall

Bay Fronted Living Room 11'3 x 10'11 (3.43m x 3.33m)

Dining Room With Double Doors 11'5 x 11'3 (3.48m x 3.43m)

Modern Fitted Kitchen 13'1 x 9'3 (3.99m x 2.82m)

Conservatory 10'11 x 8'2 (3.33m x 2.49m)

Stairs To First Floor

Bay Fronted Bedroom With Fitted Wardrobes 14'3 x 11'2 (4.34m x 3.40m)

Bedroom Two With Fitted Wardrobes 11'4 x 8'5 (3.45m x 2.57m)

Bedroom Three 13'1 x 8'11 (3.99m x 2.72m)

Well Appointed Bathroom

Pull Down Loft Ladder

Loft Room

South Facing Rear Garden

Two Private Parking Spaces

Superb Goring Location



## Floor Plans

### 247 Goring Way, BN12 4PA

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

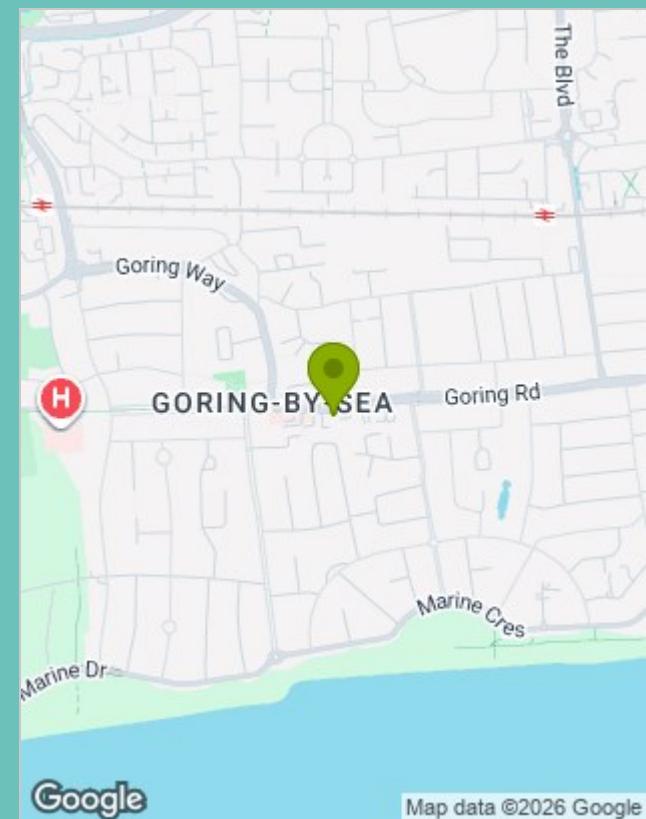
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if you wish to arrange a viewing appointment for this property or require further information.

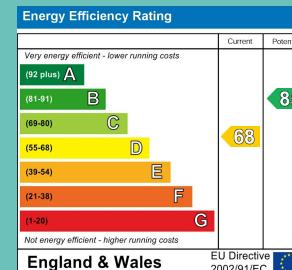
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## Location Map



## Energy Performance Graph



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