



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



16 Lychpole Walk

Goring-By-Sea, Worthing, BN12 6NN

£1,500 Per month

Council Tax Band C



James & James Lettings are pleased to offer this well THREE BEDROOM HOUSE situated within a walk-through Twitten in Goring. The accommodation comprises; Lounge diner, kitchen, conservatory, three bedrooms and a bathroom. External features include front and rear gardens. A local convenience store can be located at Boxgrove, with Durrington Station located within walking distance. Available early August 2024. Unfurnished

## ENTRANCE

Entrance Porch

Entrance Hall

Lounge Diner

22'8 x 11'0 max (6.91m x 3.35m max)

Kitchen

8'3 x 6'6 (2.51m x 1.98m)

Conservatory

14'4 x 9'6 (4.37m x 2.90m)

## FIRST FLOOR LANDING

Bedroom One

11'0 x 8'0 (3.35m x 2.44m)

Bedroom Two

9'4 x 8'1 (2.84m x 2.46m)

Bedroom Three

5'7 x 5'9 (1.70m x 1.75m)

## OUTSIDE

Rear Garden

Front Garden





## Floor Plan

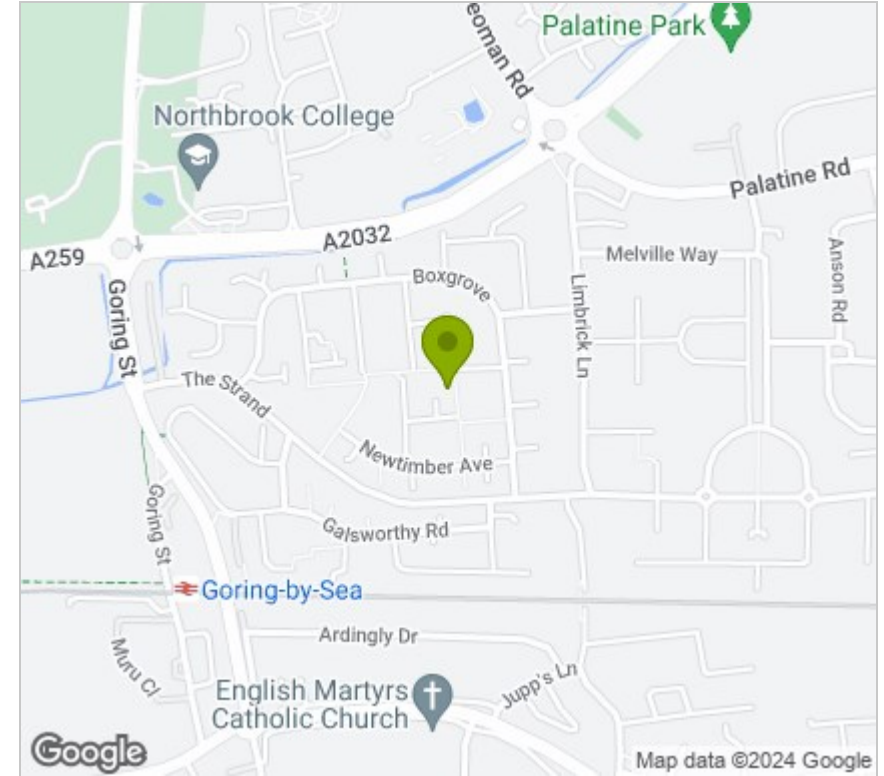


## Viewing

Please contact our James & James Lettings 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

