

**49 Palatine Road, Goring-by-Sea,
Worthing, West Sussex BN12 6JR**
£545,000 (Freehold)

Glyn-Jones



Total Area: 1542 ft² ... 143.2 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jm 2023



Council Tax Band: E
Energy Efficiency Rating: D
Tenure: Freehold

An extended, three/four-bedroom, link-detached family home, which has been maintained to a high standard by the current vendors.

This attractive home provides spacious accommodation and boasts an approximate 80ft (24.3m) SOUTH FACING rear garden.

The ground floor accommodation comprises, on the ground floor, an entrance hall; ground floor WC; open-plan lounge/dining room, with bay window to front; modern re-fitted kitchen, with built-in appliances; large sunroom, with access to the garden, as well as a fourth bedroom/hobbies/office room.

On the upper floor there is a large landing providing access to three bedrooms, all of which offer built-in wardrobes; and a bathroom/WC encompassing bath and a shower cubicle.

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At an Average rating of **4.9/5** ★★★★★

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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Externally, to the rear, is the property's prime feature, with a beautiful garden set on a favourable southerly aspect. There is a patio adjacent to the sunroom, which extends to one side giving access to a secure side gate. The remainder of the garden is mainly laid to lawn, with various shrub borders, a stunning silver birch tree, and a further patio, which wraps around a fishpond and wooden shed. The front of the property boasts a block-paved driveway enabling ample off-road parking, which also leads up to a garage, with metal up-and-over door.

Additional attributes include, gas central heating, double glazing, and solar panels, the latter of which we are advised by the sellers are owned outright and used to generate an income for the house.

Internal viewing is thoroughly recommended of this well-presented property.



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