



JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



8 Eirene Avenue, Goring-By-Sea, Worthing, BN12 4DL

Asking price £575,000





8 Eirene Avenue

Goring-By-Sea, Worthing, BN12 4DL

- Superbly presented end of terrace house
- Modern cloakroom
- Master bedroom with en-suite shower room
- West facing rear garden
- Sole agents
- Close to the beach
- Westerly facing lounge/diner
- Modern fitted family bathroom
- Luxury fitted kitchen with integrated appliances
- Call now to view

Just a short stroll from the shimmering shoreline of Goring By Sea beach, this exceptional end of terrace home offers more than just a place to live, it offers the chance to embrace the very best of coastal life.

Step inside and you'll find a light-filled, westerly-facing lounge and dining space, where the afternoon sun pours through and evenings feel effortlessly relaxed.

The stylish, fully integrated kitchen is a dream for home cooks, blending modern design with everyday practicality.

To the first floor, the principal bedroom provides a serene sanctuary with its own en suite shower room, while two additional bedrooms and a chic family bathroom offer flexibility for guests, children, or a dedicated home office.

Outside, the west-facing garden is perfect for al fresco suppers or simply unwinding with the sound of the sea in the distance, and the convenience of off-road parking completes the picture.

With sandy walks, seaside cafés, and fresh coastal air on your doorstep, this is a home where every day feels like a holiday.

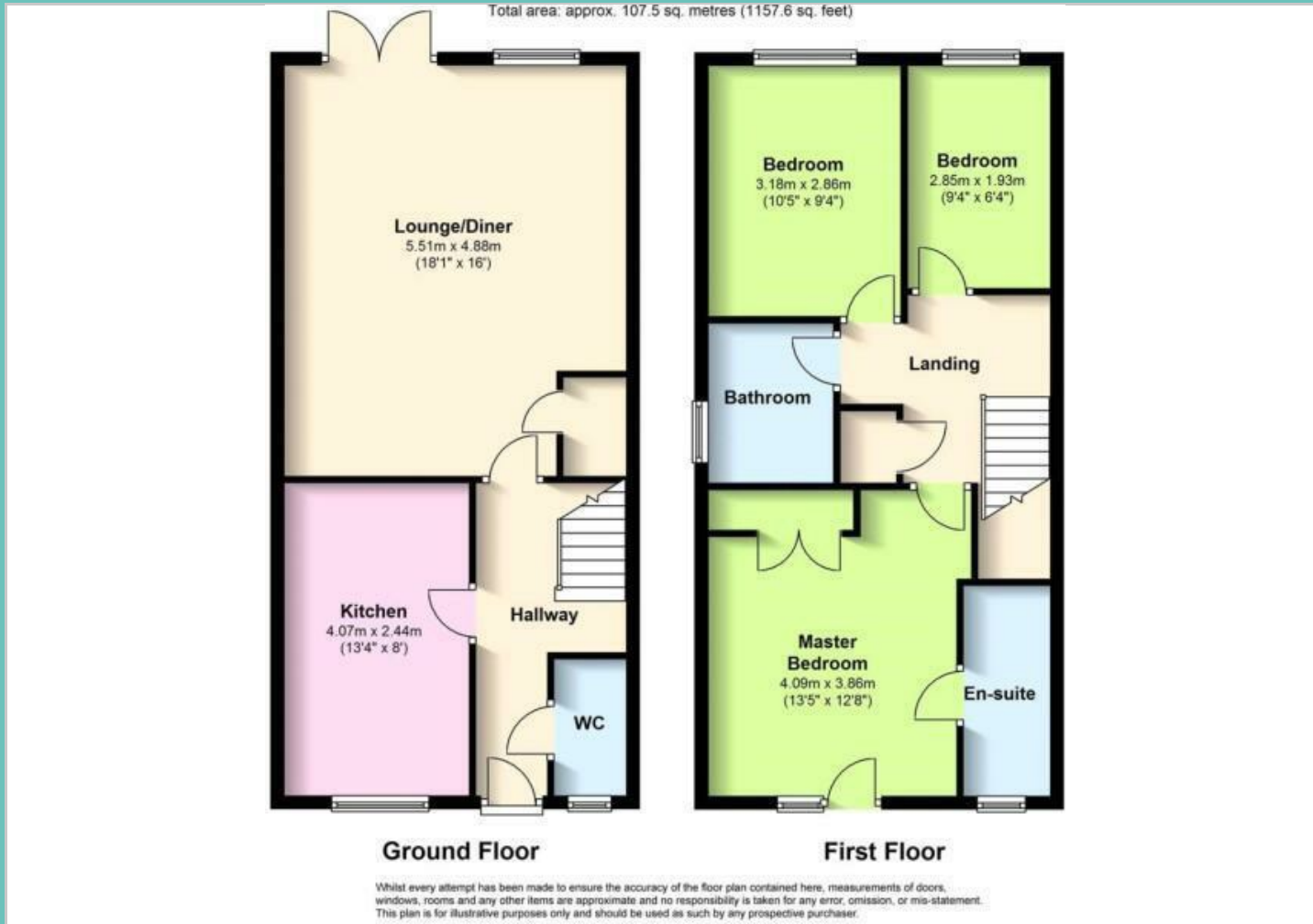


- Composite front door into spacious entrance hall
- Ground floor cloakroom
- Modern fitted kitchen/breakfast room
13'4 x 8'0 (4.06m x 2.44m)
- Feature West facing lounge/diner
18'1 x 16'0 (5.51m x 4.88m)
- Stairs to first floor landing
- Bedroom one
13'5 x 12'8 (4.09m x 3.86m)
- Luxury en-suite shower room
- Bedroom two
10'5 x 9'4 (3.18m x 2.84m)
- Bedroom three
9'3 x 6'4 (2.82m x 1.93m)
- Modern fitted family bathroom
- Off road parking
- West facing rear garden





Floor Plans

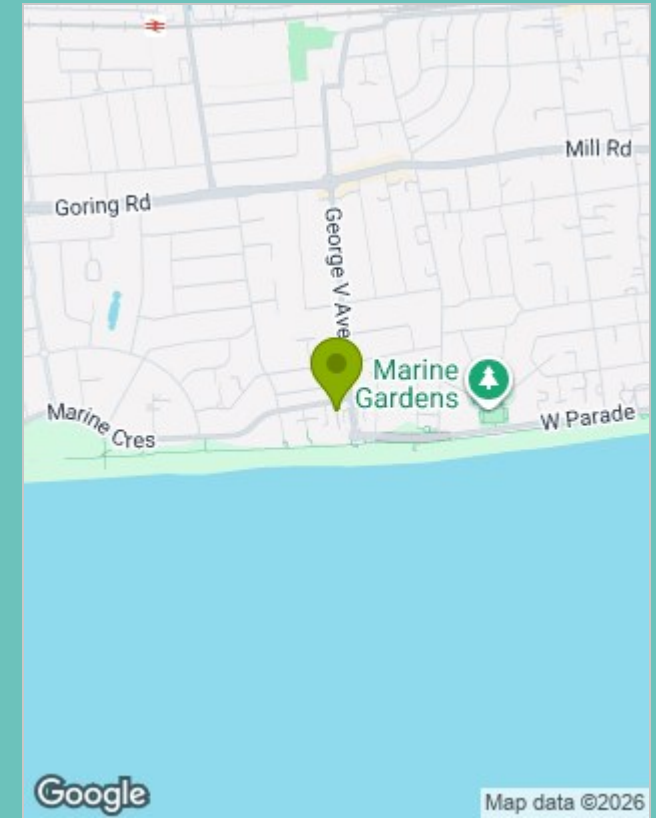


Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Location Map



Energy Performance Graph

