



St. Johns Avenue, Goring-by-Sea, Worthing, BN12 4HU

Offers Over **£625,000**





Property Type: Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Spacious Detached Bungalow
- Two Double Bedrooms
- Popular Kitchen/Diner Design
- Luxurious Shower Room
- Triple Aspect Lounge
- Wraparound Garden
- Garage And Conservatory
- Off Road Parking
- Close To Shops And Transport Links
- Moments From Goring Sea Front

We are delighted to present this attractive detached bungalow, ideally situated on a corner plot in the highly sought-after South Goring area, just moments from the seafront. The property offers well-proportioned accommodation, including two spacious double bedrooms, a stylish modern kitchen/diner, and a beautifully appointed, high-specification shower room. Externally, the home enjoys wraparound gardens to three sides, providing a wonderful sense of space and privacy, along with a versatile garden room. Further benefits include a garage and a private driveway offering off-road parking for two vehicles.





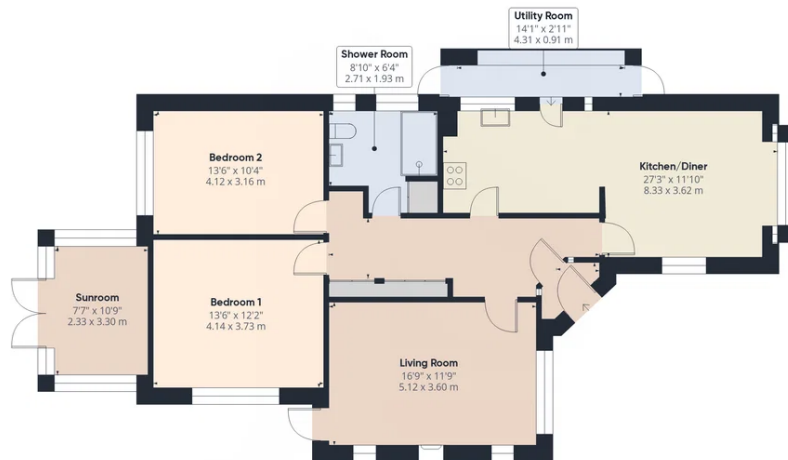
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Internal: A centrally positioned front door opens into an entrance porch, leading through to a spacious hallway featuring a small circular skylight that brings in natural light from above. The hallway provides access to all rooms and benefits from two generous storage cupboards. The lounge is a standout feature, enjoying a triple aspect to the east, south, and west, creating a wonderfully bright and inviting space. It is enhanced by attractive wooden wall panelling, a gas fireplace, and a door opening directly onto the garden. The open-plan kitchen/diner is thoughtfully designed, with the kitchen offering a wide range of cream shaker-style wall and base units complemented by contrasting worktops. Integrated appliances include a fridge freezer and dishwasher, with additional space for a Range-style oven. The dining area is equally impressive—spacious, light-filled, and benefiting from a dual aspect. The contemporary shower room is finished to a high standard, featuring a large walk-in shower with a fixed glass screen and sleek aqua boarding for a seamless look. A wash hand basin and WC are neatly incorporated into a high-gloss vanity unit, providing excellent storage alongside an additional fitted cupboard. There are two generously sized double bedrooms, measuring approximately 13'6" x 12'2" and 13'6" x 10'4", both offering ample space for a double bed, wardrobes, and additional furnishings.

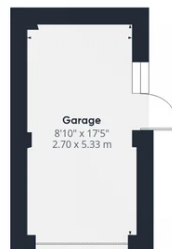


External: Set on a generous corner plot, this attractive bungalow benefits from a wraparound garden extending to the east, south and west, allowing for sunlight throughout the day. The front and side gardens are mainly laid to lawn, enclosed by a brick wall, with a pathway leading to the front entrance. Well-stocked with a variety of plants, flowers and shrubs, the property offers excellent kerb appeal, along with a convenient side pathway providing access to the utility room. The rear garden enjoys a high degree of privacy and features a patio area, ideal for al fresco dining and entertaining. A conservatory provides a pleasant indoor seating space with views over the garden. To the rear, there is a detached garden room measuring approximately 17'05" x 8'10", with a driveway in front offering off-road parking for multiple vehicles.

Situated in the desirable location of St Johns Avenue, this property is just a short stroll from Goring Seafront, which lies at the bottom of the road offering the perfect coastal setting. Excellent transport links are available with bus services at the top of the road on Alinora Crescent. Goring High Street, located approximately 0.6 miles away, offers a variety of local amenities, including charming coffee shops and a Sainsbury's Local. For those who commute, Goring-by-Sea train station is just 1 mile away, providing easy access to nearby areas. The vibrant town centre of Worthing, with its diverse selection of shops, theatres, and restaurants, is approximately 2.5 miles away, ensuring that everything you need is within easy reach. This location offers the perfect balance of coastal living and convenient access to local facilities and transport options.



Ground Floor Building 1



Ground Floor Building 2



Approximate total area^m
1308 ft²
121.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.