



**Guide Price**

**£700,000**

**Freehold**

4x  1x  2x 

**Wallace Avenue, Goring  
Worthing, West Sussex,  
BN11**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Light & spacious family home in a sought after location
- Modern kitchen
- Off-street parking & garage
- Substantial private garden
- Close to West Worthing seafront

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Cloakroom
- Lounge: 15'11 x 12'10 (4.85m x 3.91m)
- Dining Room: 18'3 x 12'10 (5.57m x 3.91m)
- Kitchen: 12'3 x 11'2 (3.74m x 3.41m)

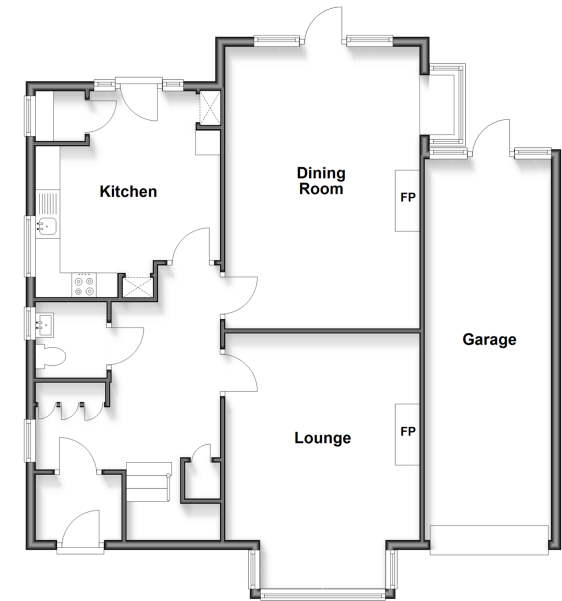
### FIRST FLOOR

- Landing
- Bedroom 1: 15'7 x 12'4 (4.75m x 3.76m)
- Bedroom 2: 17'0 x 12'11 (5.19m x 3.94m)
- Bedroom 3: 12'4 x 11'3 (3.76m x 3.43m)
- Bedroom 4: 9'7 x 8'7 (2.92m x 2.62m)
- Shower Room
- Separate Toilet

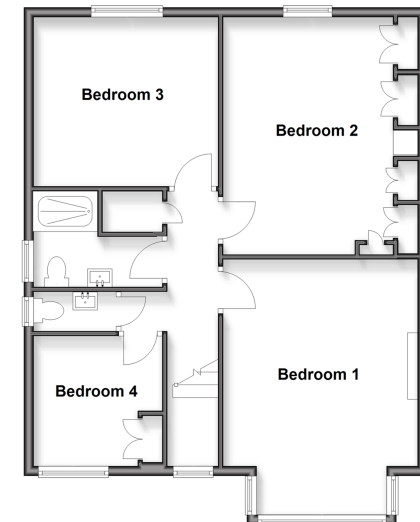
### OUTSIDE

- Driveway Parking
- Garage
- Front & Rear Gardens

**Ground Floor**  
Approx. 99.7 sq. metres (1073.2 sq. feet)



**First Floor**  
Approx. 74.8 sq. metres (805.0 sq. feet)



**Call West Worthing - 01903 700657 ■ cubittandwest.co.uk**

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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