



**Guide Price**  
**£350,000**

**Freehold**

3x  1x  1x 

**Melbourne Road,  
Goring-By-Sea,  
Worthing, West Sussex,  
BN12**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Substantial corner plot with off road parking and garage
- Modern family bathroom
- Contemporary kitchen
- Well presented throughout
- Sunny rear garden



### Nearest Schools

Primary Schools: West Park CofE First and Middle (Controlled) 0.1 miles, The Orchards Community Middle School 0.4 miles, English Martyrs Catholic Primary, Worthing 0.8 miles. Secondary Schools: Chatsmore Catholic High School 0.6 miles, Durrington High School 0.9 miles, Oak Grove College 0.9 miles



### Transport Information

Train Stations: Durrington-on-Sea 0.3 miles, Goring-by-Sea 0.6 miles, West Worthing 1.1 miles

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 16'6 x 11'8 (5.03m x 3.56m)

Cloakroom

Kitchen: 16'0 x 9'9 (4.88m x 2.97m)

### FIRST FLOOR

Bedroom 1: 14'0 x 9'9 (4.27m x 2.97m)

Bedroom 2: 11'0 x 9'9 (3.36m x 2.97m)

Bedroom 3: 10'0 x 6'5 (3.05m x 1.96m)

Bathroom

### OUTSIDE

Front/Side And Rear Gardens

Garage & Off Street Parking

Call West Worthing - 01903 700657 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



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