



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958770

e: salesenquiries@jamesandjamesea.co.uk

119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



46 Galsworthy Road

Goring-By-Sea, Worthing, BN12 6LW

Offers over £300,000

Freehold Council Tax Band C



CHAIN FREE James & James Estate Agents are delighted to bring to the market this deceptively spacious this two bedroom DETACHED bungalow with feature WEST facing rear garden. The property is brought to the market with no onward chain and is available to view immediately.

In brief the accommodation comprises UPVC double glazed entrance porch, entrance hall, double aspect lounge/diner, conservatory, kitchen,, shower room and two double bedrooms.

Outside there are front and rear gardens, and in our opinion internal viewing is considered essential to appreciate the overall potential of this bungalow.

Situated in Galsworthy road, the nearest mainline station is Goring-by-Sea which provides fantastic links to Brighton, Chichester, London and beyond. Local shops can found nearby at Boxgrove which cater for every day needs. Call your sole agent to arrange a viewing.

Council Tax Band C

UPVC double glazed front door

Entrance porch

Entrance hall

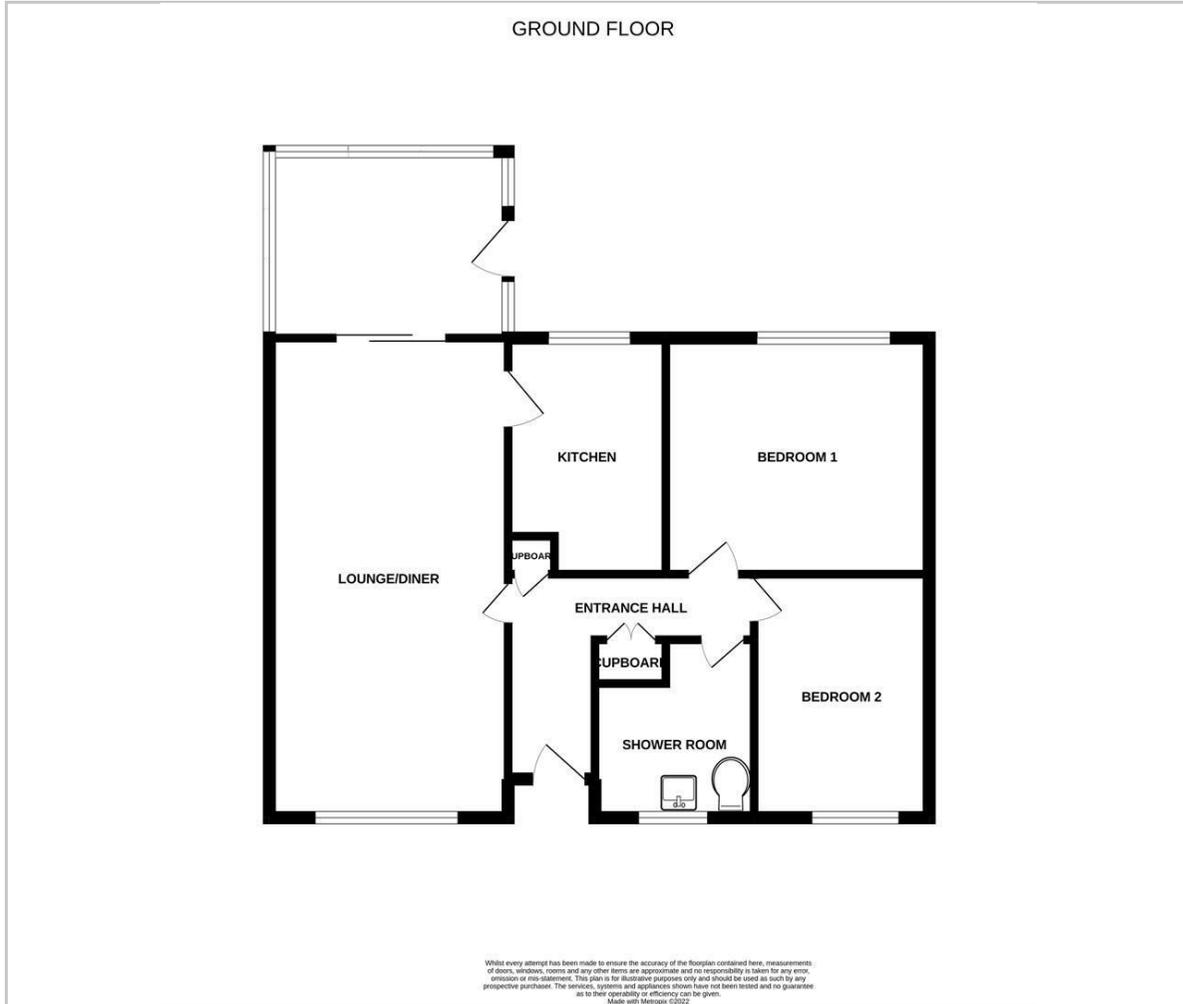
Double aspect lounge/diner  
22'1 x 10'6 (6.73m x 3.20m)





- Conservatory  
11'3 x 8'7 (3.43m x 2.62m)
- Kitchen  
10'10 x 6'7 (3.30m x 2.01m)
- Family shower room
- Master bedroom  
11'5 x 10'5 (3.48m x 3.18m)
- Bedroom two  
11'2 x 7'6 (3.40m x 2.29m)
- Front & rear gardens
- Garage in compound

## Floor Plan



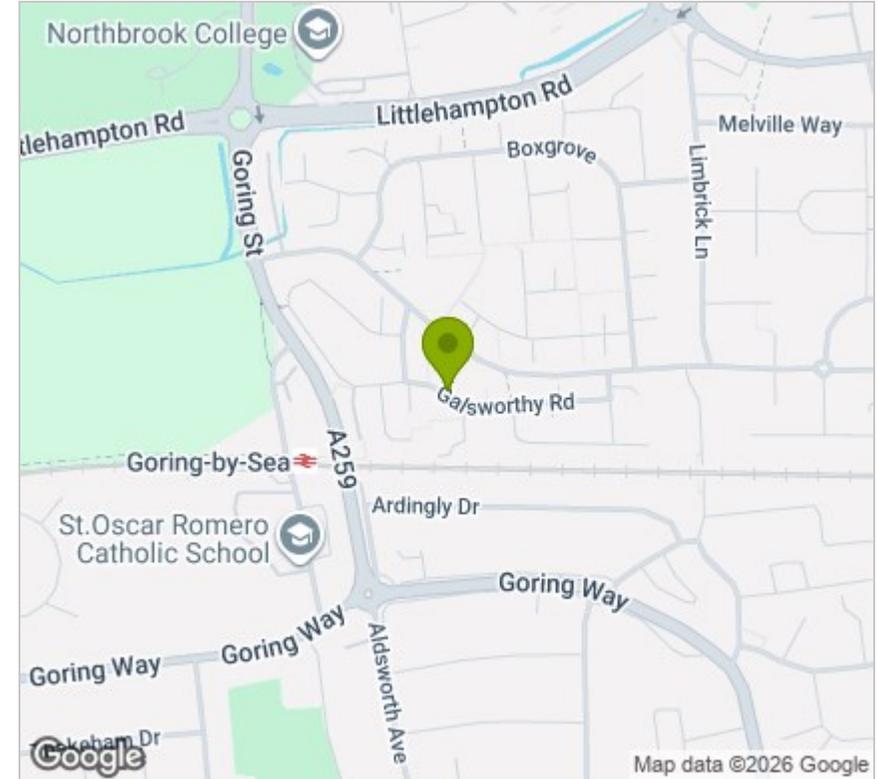
## Viewing

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.

## Area Map



## Energy Efficiency Graph

