



**Newtimber Avenue, Goring-By-Sea Worthing BN12 6NE**



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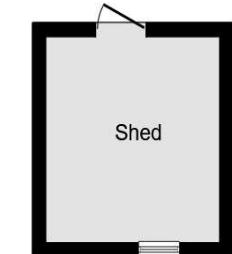
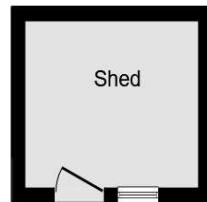
## **Newtimber Avenue, Goring-By-Sea Worthing**

Spacious and modern 3-bedroom detached bungalow on a large corner plot, featuring open-plan living, a conservatory, and an accessible ensuite wet room. Ideally located in a quiet residential area close to transport links and schools.





**Floor Plan**



**Outbuilding**

**Lounge**

21' 7" x 10' 9" ( 6.58m x 3.28m )

**Kitchen**

18' 3" x 10' 9" ( 5.56m x 3.28m )

**Bedroom 1**

11' 9" x 10' 4" ( 3.58m x 3.15m )

**Bedroom 2**

21' 7" x 8' 10" ( 6.58m x 2.69m )

**Bedroom 3**

7' 7" x 7' 6" ( 2.31m x 2.29m )

Total floor area 108.5 m<sup>2</sup> (1,168 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Newtimber Avenue, Goring-By-Sea Worthing

- Large Corner Plot
- Open-Plan Kitchen/Lounge/Diner
- Conservatory
- Master Ensuite Wet Room
- Detached Bungalow

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

**£400,000**



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 The Property  
Ombudsman

Property Ref:  
WWO107477 - 0005

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