JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958655
e: salesenquiries@jamesandjamesea.co.uk
50B | Ferring Street | Worthing | BN12 5JP

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243 Goring Way

Ferring, Worthing, BN12 5BY

Guide price £450,000

Freehold Council Tax Band

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Offered for sale CHAIN FREE, this impressive link-detached bungalow enjoys a SOUTH-FACING REAR GARDEN, generous accommodation and plenty of natural light, all within a highly regarded residential setting on Goring Way.

The bay-fronted, double-aspect lounge provides a bright and welcoming space to relax, whilst the modern fitted kitchen/breakfast room offers room for everyday dining and access to a useful enclosed lean-to.

There is a spacious principal bedroom and two further bedrooms, providing flexibility for those who would prefer a separate dining room, home office or space for visiting family. A modern shower room and separate WC complete the accommodation.

The south-facing rear garden is a particular feature, with an extensive sun terrace adjoining the bungalow providing an ideal spot for outdoor dining, a morning coffee or simply enjoying the sunshine. Beyond the terrace, the garden is predominantly laid to lawn.

To the front, a shingle garden offers ease of maintenance, whilst the driveway provides ample off-road parking and access to the garage. Further benefits include gas central heating and double glazing.

Positioned between Ferring village and Goring-by-Sea, the bungalow is well placed for enjoying everything these popular coastal locations have to offer. Regular bus services operate in the area, with Goring-by-Sea railway station providing connections further afield.

With no onward chain, a sunny garden and versatile accommodation, viewing is highly recommended to appreciate the space and setting on offer.



























Entrance hall

Lounge
18'4 x 12 (5.59m x 3.66m)

Dining room/bedroom 3
12'x 10'11 (3.66mx 3.33m)

Kitchen
10'11 x 10'10 (3.33m x 3.30m)

Lean-to

Bedroom 1
15' x 10'10 (4.57m x 3.30m)

Bedroom 2
9'11 x 8'3 (3.02m x 2.51m)

Shower room
8'2 x 5'5 (2.49m x 1.65m)

Separate WC

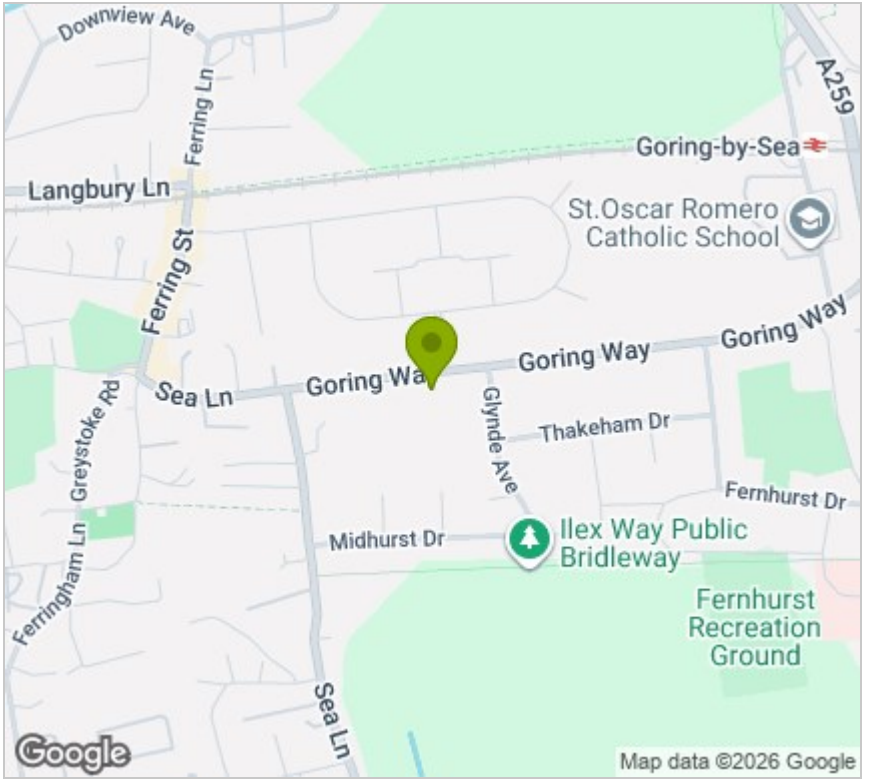
Front & rear gardens

Garage
14'6 x 8'6 (4.42m x 2.59m)

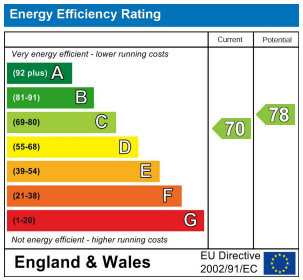
Floor Plan

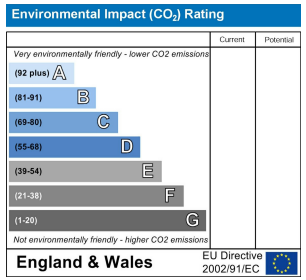


Area Map



Energy Efficiency Graph





Viewing

Please contact our Ferring Sales Office on 01903 958655
if you wish to arrange a viewing appointment for this property or require further information.

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