



JAMES&JAMES
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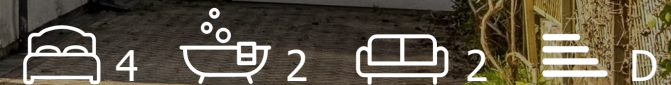
119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



3 Bodiam Avenue, Goring-By-Sea, Worthing, BN12 5AP

Offers over £700,000





3 Bodiam Avenue

Goring-By-Sea, Worthing, BN12 5AP

- Favoured Location
- Scope for improvement
- No onward chain
- Call now to view
- Large Plot
- Close to beach and station
- Off road parking and garage
- Sole Agents

Occupying a generous corner plot at the junction of Fernhurst Drive and Bodiam Avenue, this attractive 1930s detached chalet-style home presents a rare opportunity to acquire a spacious family property in one of Goring's most convenient and highly regarded locations.

The property welcomes you via an archway leading to a covered entrance and a solid wood front door opening into a spacious entrance hall, complete with a ground floor cloakroom. The bay-fronted, triple-aspect living room is a wonderfully bright space, centred around a charming feature fireplace. A separate bay-fronted dining room enjoys built-in seating within the bay and French doors that open into a UPVC double glazed conservatory, an ideal spot to relax while enjoying views over the garden.

Also on the ground floor is a generously sized bedroom with en-suite wet room, offering flexibility for guests, multigenerational living or a home office. The kitchen is complemented by a pantry, with a door leading out to an enclosed side area that in turn provides access to the garage.

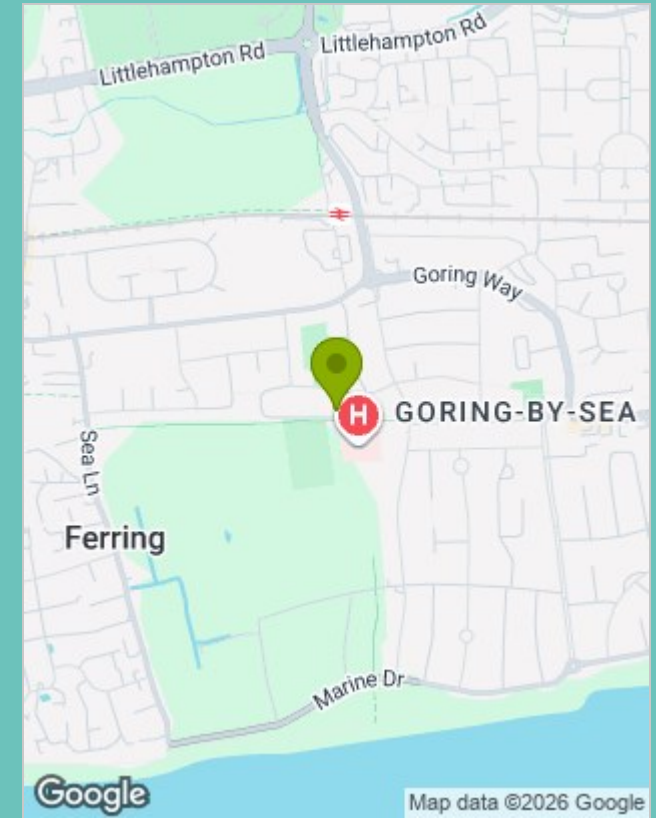
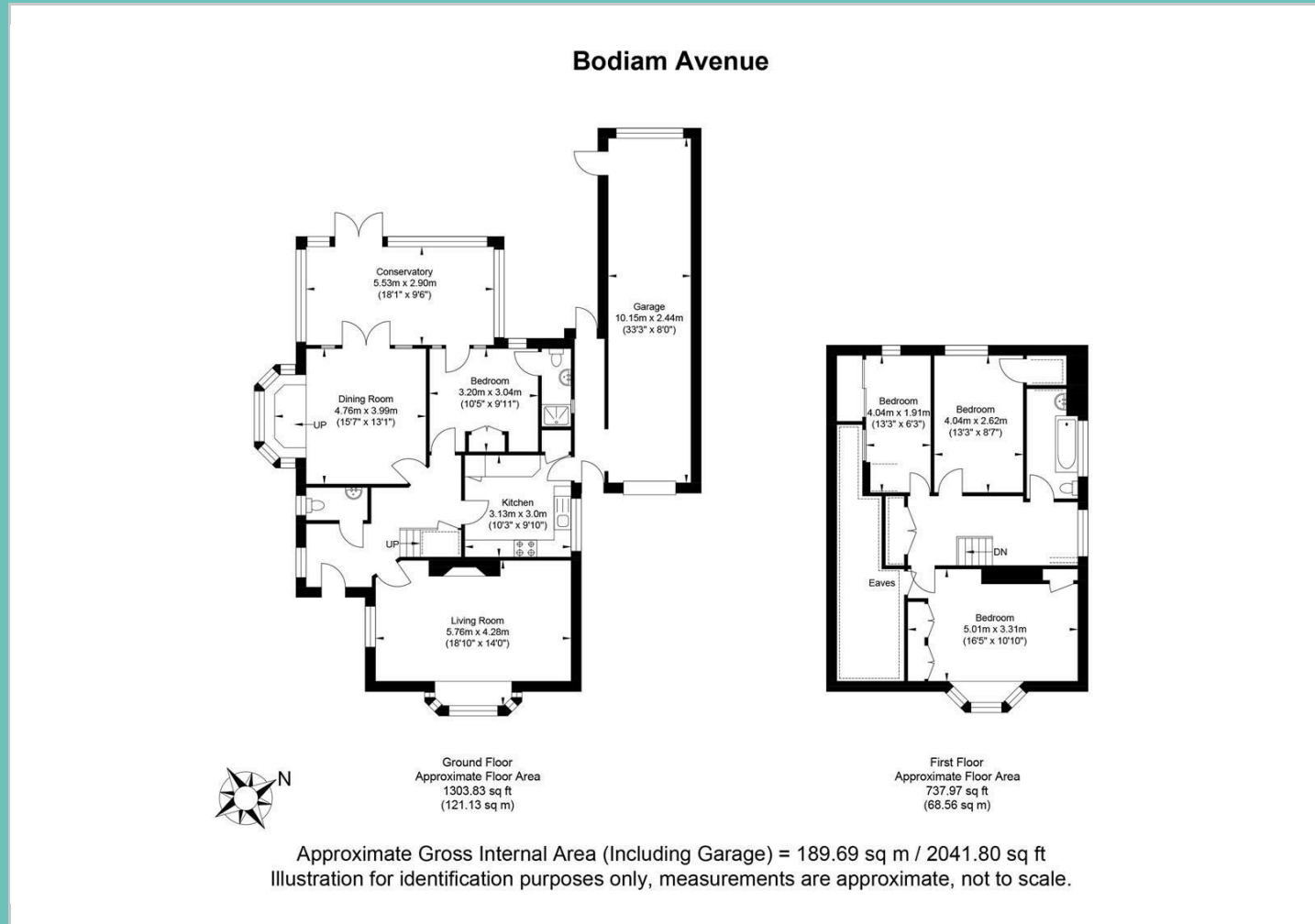
Upstairs, there are three further bedrooms including a large master bedroom served by a family bathroom, while additional loft space and eaves storage provide useful practicality.

Externally, the property sits on an impressive plot with a five-bar gate opening onto the front garden, which is predominantly laid to brick block paving with lawned sections and mature borders, creating both kerb appeal and ample off-road parking leading to the garage with up-and-over door. The gardens continue around the property, enjoying sunny South and West-facing aspects. These outdoor spaces are mainly laid to lawn with generous patio areas, mature trees and shrub-lined borders, perfect for enjoying long summer afternoons with family and friends.

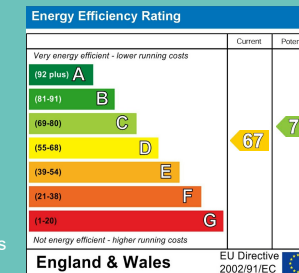
Bodiam Avenue is within easy reach of everyday amenities and coastal lifestyle. Goring-by-Sea railway station is just a short walk away.







Energy Performance Graph



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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