



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

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

**cubitt&west**  
Helping you move forwards





## Main features

- A superb bungalow situated in Goring-by-Sea
- Light and spacious rooms
- Close to local amenities, bus routes and the sea front
- Within close proximity to the train station
- Driveway providing off road parking for several cars and a single garage

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'7" into bay x 12'8" (5.36m x 3.86m)

Bedroom 1: 11'9" x 10'9" (3.58m x 3.28m)

Bedroom 3 : 9'4" x 8'4" (2.85m x 2.54m)

Bedroom 2: 12'8" x 10'9" (3.86m x 3.28m)

Kitchen: 10'9" x 10'8" (3.28m x 3.25m)

Dining Area: 11'9" x 10'9" (3.58m x 3.28m)

Bathroom: 8'5" x 3'1" (2.57m x 0.94m)

Separate Toilet: 5'4" x 2'9" (1.63m x 0.84m)

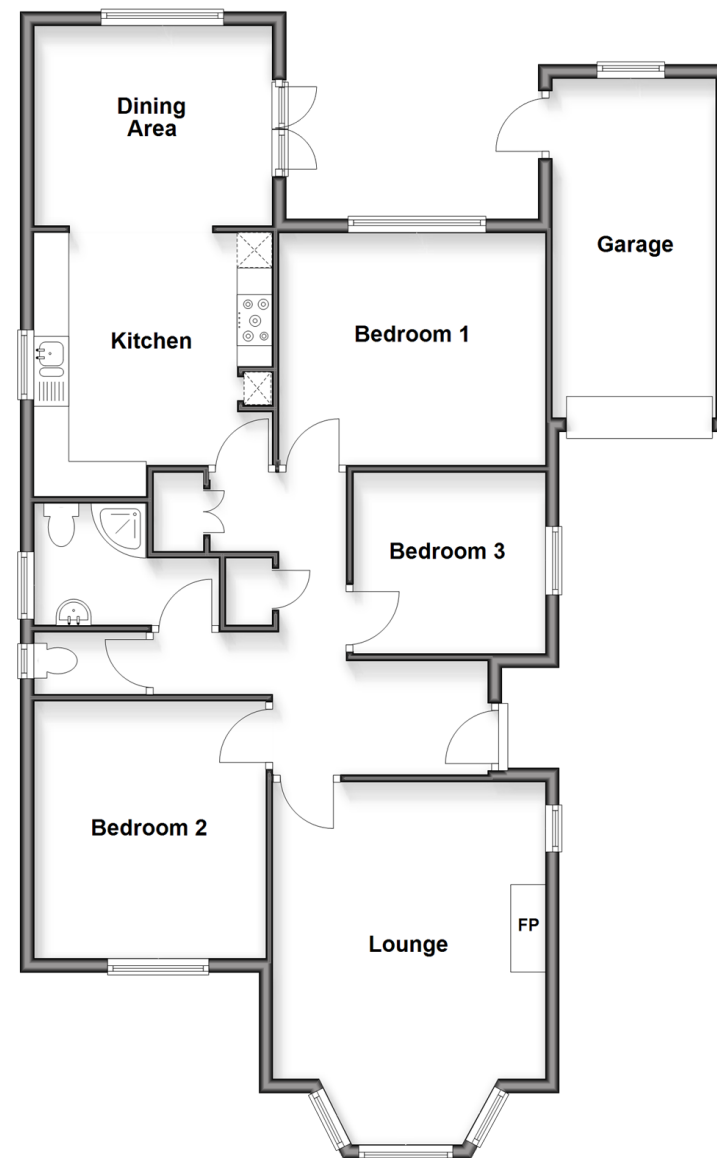
### OUTSIDE

Garage & Off Road Parking

Front & Rear Garden

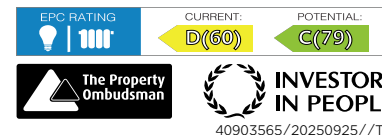
### Ground Floor

Approx. 105.3 sq. metres (1132.9 sq. feet)



**Call West Worthing - 01903 700657 ■ cubittandwest.co.uk**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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