



Price
£600,000

Freehold

5x  1x  2x 

**Shaftesbury Avenue,
Goring-By-Sea,
Worthing, West Sussex,
BN12**

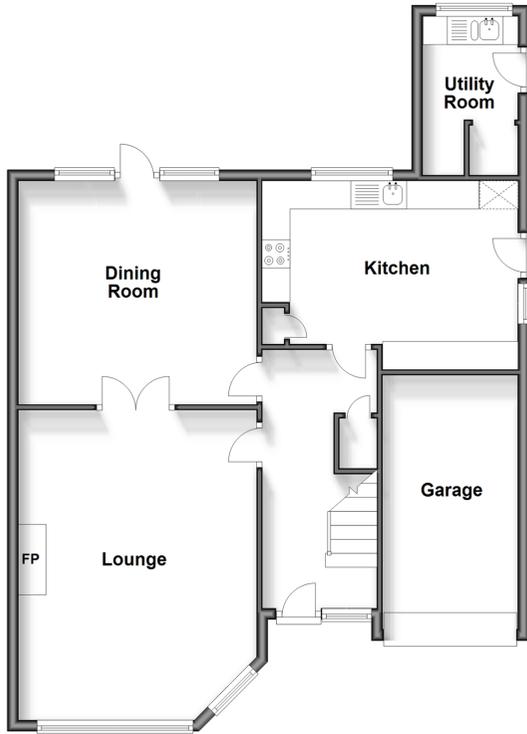
OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards

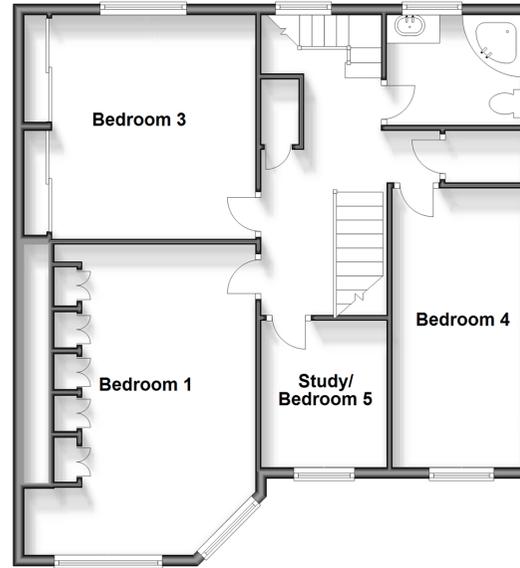
Ground Floor

Approx. 81.7 sq. metres (879.6 sq. feet)



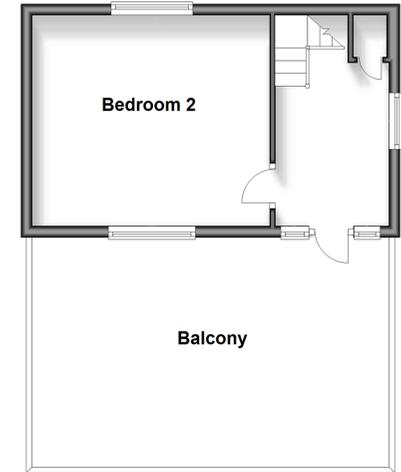
First Floor

Approx. 77.7 sq. metres (836.0 sq. feet)



Second Floor

Approx. 24.0 sq. metres (258.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 16'9 x 14'1 (5.11m x 4.30m)

Dining Room: 14'0 x 13'3 (4.27m x 4.04m)

Kitchen : 13'5 x 9'2 (4.09m x 2.80m)

FIRST FLOOR

Landing

Bedroom 3: 16'2 x 7'9 (4.93m x 2.36m)

Bathroom

Study/Bedroom 5: 8'3 x 6'9 (2.52m x 2.06m)

Bedroom 1: 17'8 x 12'9 (5.39m x 3.89m)

Bedroom 2: 13'1 x 11'2 (3.99m x 3.41m)

SECOND FLOOR

Bedroom 4: 12'8 x 12'4 (3.86m x 3.76m)

Balcony

OUTSIDE

Garage & Driveway

Front & Rear Gardens



Main features

- Well presented home in a sought after location
- Light and spacious rooms
- Versatile living accommodation
- Ample parking
- Close proximity to West Worthing Shopping Parade
- Great school catchment area



Nearest Schools

Primary Schools: West Park CofE First and Middle (Controlled) 0.2 miles, The Orchards Community Middle School 0.5 miles, English Martyrs Catholic Primary, Worthing 0.8 miles
Secondary Schools: Durrington High School 0.8 miles, Oak



Transport Information

Train Stations: Durrington-on-Sea 0.2 miles, West Worthing 0.7 miles, Goring-by-Sea 1.0 miles



Address

Shaftesbury Avenue, Goring-By-Sea, Worthing, West Sussex, BN12



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call West Worthing Branch 01903 700657 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



40903274/20240105/OS/OS