



- **THREE BEDROOM DETACHED BUNGALOW**
- **MODERN KITCHEN & BATHROOM**
- **24 FOOT SUN LOUNGE**
- **WESTERLY REAR GARDEN**
- **GARAGE, WORKSHOP & OFF ROAD PARKING**
- **NO ONGOING CHAIN**



**Elgin Road**  
Worthing BN12 4PJ

**Guide Price £475,000  
to £490,000**

A superb three bedroom detached bungalow situated in Goring-by-Sea, close to local amenities, bus routes and the sea front. Accommodation is versatile and spacious and comprises of a large entrance hall, lounge, kitchen, three bedrooms, a bathroom and a separate cloakroom. Externally there is a garden to the front with a driveway providing off road parking for several cars and a single garage with a workshop area to the rear. To the rear of the property there is a good size West facing garden. Internal viewing is strongly recommended to appreciate it fully. No ongoing chain.

**Entrance Hall** 12' 0" x 5' 7" (3.65m x 1.70m) & 10' 10" x 3' 9" (3.30m x 1.14m) & 6' 0" x 3' 9" (1.83m x 1.14m)  
Double glazed door. Z shaped hall with double width storage cupboard. Single panel radiator. Loft access.

**Lounge** 17' 9" into bay x 13' 0" (5.41m x 3.96m)  
Double glazed bay window to the front. Double glazed window to the side. Two double panel radiators. Fireplace with stone surround, mantle and hearth.

**Kitchen** 10' 10" x 10' 5" (3.30m x 3.17m)  
Double glazed door to the sun room. Double glazed windows to the side and rear. Roll edge worktops with inset stainless steel, single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Built in double oven. Four ring hob with extractor unit above. Integrated fridge and freezer. Space and plumbing for a washing machine and a dishwasher. Double panel radiator. Inset ceiling spot lights.

**Dining Room / Bedroom 2** 13' 4" x 11' 0" (4.06m x 3.35m)  
Double glazed sliding door to the sun room. Single panel radiator.

**Sun Room** 25' 2" x 8' 0" (7.66m x 2.44m)  
Double opening double glazed doors to the rear garden. Double glazed windows to the rear.

**Bedroom 1** 15' 0" x 10' 9" (4.57m x 3.27m)  
Double glazed window to the front. Range of fitted wardrobes and drawers. Double panel radiator.

**Bedroom 3** 10' 5" x 9' 7" (3.17m x 2.92m)  
Double glazed window to the side. Single panel radiator.

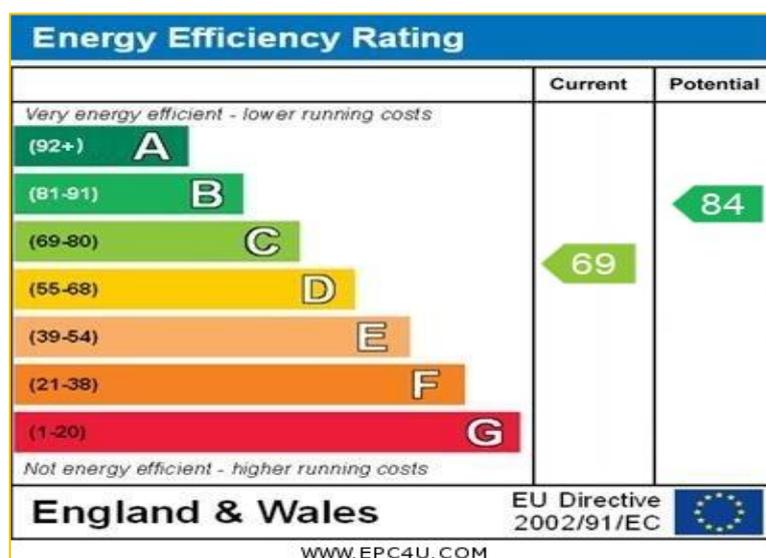
**Shower Room** 8' 5" x 5' 10" (2.56m x 1.78m)  
Double glazed window to the side. Corner shower cubicle with wall mounted controls. Wash hand basin with vanity cupboard and drawers below. Low level WC. Airing cupboard. Wall mounted electric heater. Two heated towel rails.

**Cloakroom**  
Double glazed window to the side. Low level WC.

**Garage & Workshop** 22' 9" x 8' 0" (6.93m x 2.44m)  
Up and over door to the front. Glazed door to the side giving access from the sun room. Window to the rear. Power and light.

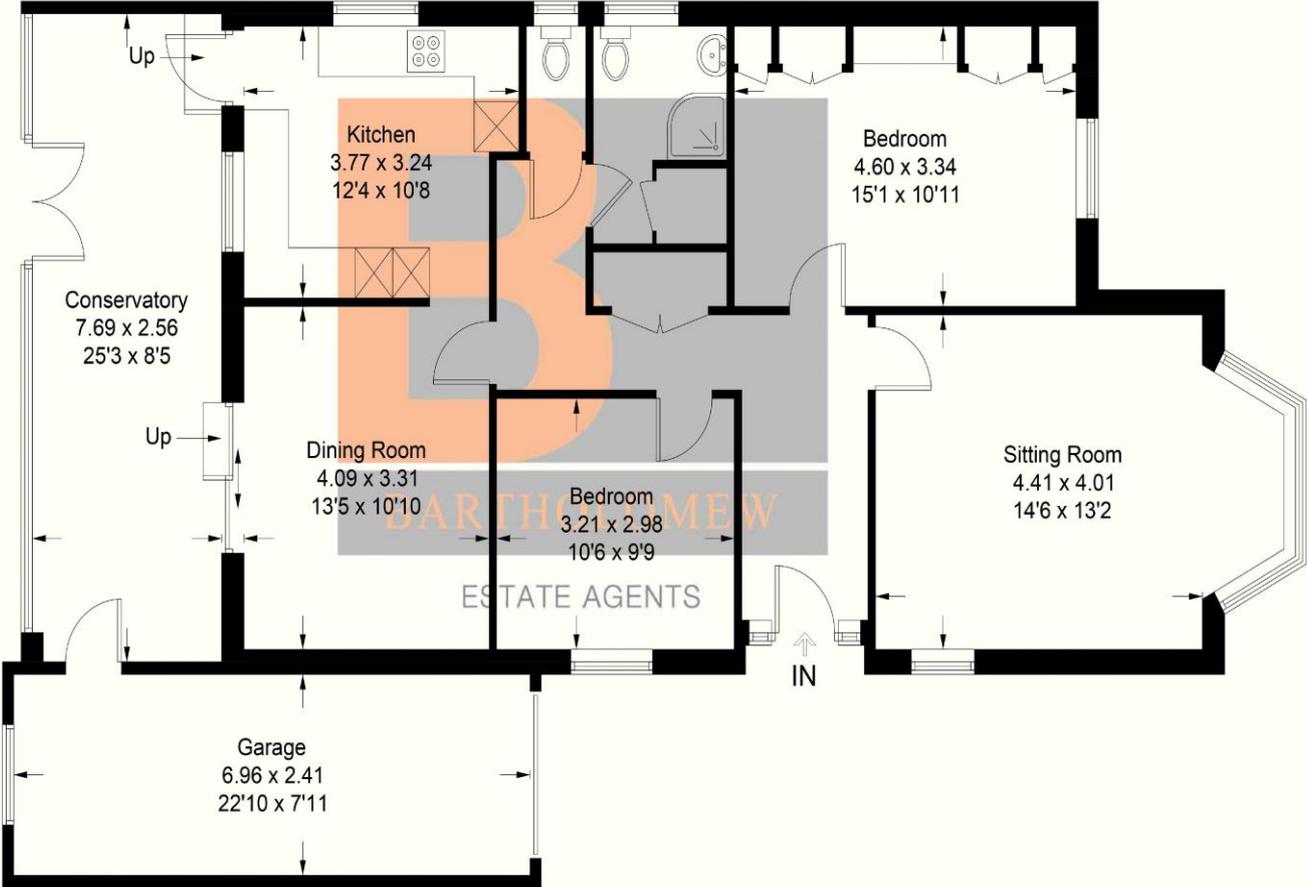
**Front garden**  
Mainly paved providing off road parking for several cars.

**Rear Garden**  
Being of a Westerly aspect with a paved patio and an area of lawn.



# Elgin Road, Goring By Sea ,BN12 4PJ

Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

**traditional values** modern thinking