



19 Glynde Avenue, Goring-By-Sea, Worthing, BN12 5BH  
Asking Price £650,000

**bacon** and company  
Estate and letting agents



We are delighted to bring to the market this chain-free detached bungalow, offering spacious and flexible accommodation throughout located in a quiet, residential area, close to amenities in Ferring village, Goring-by-sea railway station and local bus routes. The property features three well-proportioned bedrooms, a sizable living room leading out onto the garden, perfect for relaxing or entertaining, a fitted kitchen with the added benefit of a lean-to extension, and a family bathroom. Set on a fantastic 0.24 acre plot, the bungalow enjoys a large west-facing rear garden, complete with a variety of sheds and greenhouses—ideal for keen gardeners or those seeking generous outdoor space. To the front, there is a substantial garden along with access to two private driveways, both leading to individual garages, offering ample parking and storage. This attractive bungalow is offered with no onward chain, presenting a rare opportunity so viewing is highly recommended to fully appreciate the potential and space on offer.

- Three Bedrooms
- Detached Bungalow
- Two Garages
- Chain Free
- 0.24 Acre Plot
- Private Driveway
- Double Glazed
- Viewing Highly recommended



### Entrance Hall

Hard flooring throughout. Two radiators. Access to loft via hatch,

### Kitchen/Breakfast Room

3.3 x 3.4 (10'10" x 11'2")

Fitted kitchen briefly comprising; a range of fitted wall and base units. Roll edge work surfaces. Part tiled walls. Inset stainless steel sink with drainer. Integrated four ring gas hob with extractor fan above. Electric double oven. Space for various appliances. Double glazed window. Large built in double cupboard housing boiler.

### Lean to

3.2 x 2.7 (10'6" x 8'10")

Part double glazed. Plumbing for washing machine/Tumble dryer. Door providing access to Garage. Door providing access to rear garden.

### Living Room

6 x 4.4 (19'8" x 14'5")

Carpeted throughout. Two radiators. Gas fire with stone hearth surround. Four double glazed windows. Double glazed French doors leading to rear garden.

### Bedroom One

5.7 x 3.3 (18'8" x 10'10")

Carpeted throughout. Radiator. Feature bay with double glazed windows.

### Bedroom Two

4.8 x 4.3 (15'9" x 14'1")

Carpeted throughout. Three radiators. Feature bay with double glazed windows.

### Bedroom Three

2.9 x 2.6 (9'6" x 8'6")

Carpeted throughout. Radiator. Double glazed window.

### Bathroom

2.5 x 2.3 (8'2" x 7'7")

Recently completely refitted for mobility access. Fully tiled walls. Walk in shower with glass screen protect. Two obscure double glazed windows. Inset vanity sink unit with storage cupboards below. Comfort level Wc. Wall mounted heated towel rail. Built in single storage cupboard with shelving and housing hot water cylinder.

### Outside:

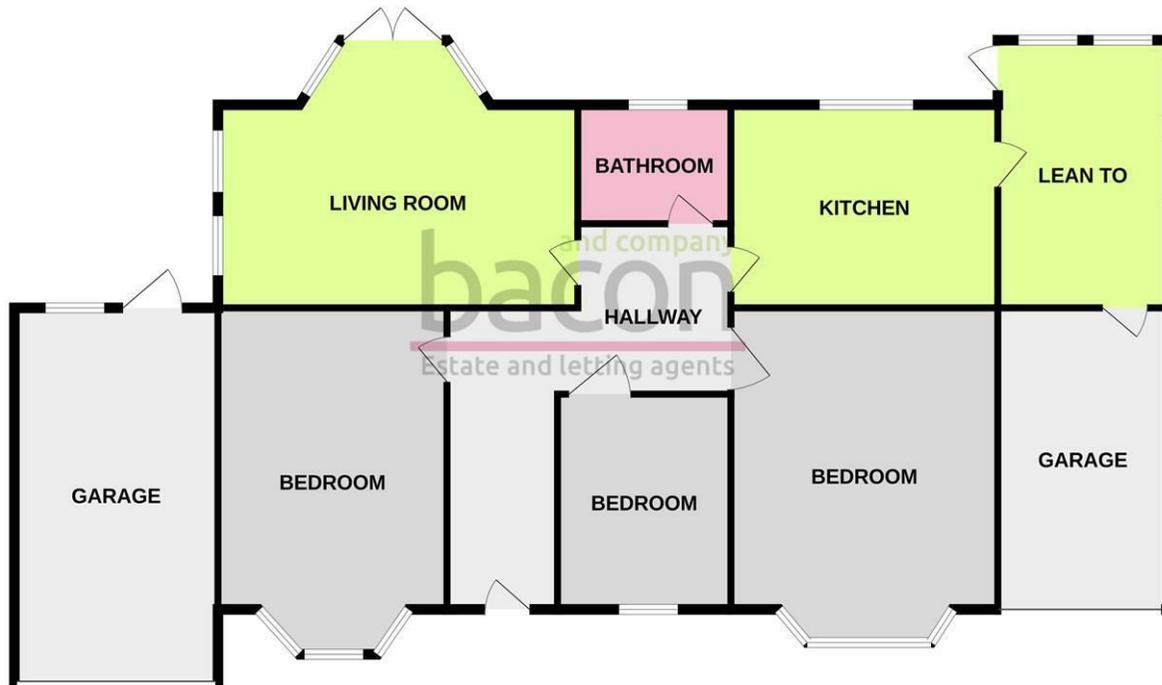
Externally you are presented with 0.24 acre plot providing a beautiful outside space. The west facing rear garden is a true feature of this property. This ample space is laid to lawn with an array of mature fruit trees. There are three sheds, two greenhouses, and access on one side via a secure gate. Another unique feature of this property is having two separate single garages. Both have up and over door and also further rear access. To the front you are presented with a large lawned front garden with mature shrub borders. Two private driveways providing parking for multiple cars.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

