



Guide Price

£475,000

Freehold

4x  2x  1x 

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

cubitt & west
Helping you move forwards



Main features

- Family home located within catchment area of great schools
- Corner plot with sunny aspect garden
- Sought after area
- Substantial plot with development opportunity (subject to planning consents)
- Private driveway & garage

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 23'4 x 13'9 (7.12m x 4.19m)

Lounge: 14'3 x 11'8 (4.35m x 3.56m)

Utility Room: 6'2 x 5'4 (1.88m x 1.63m)

Bathroom: 8'8 x 5'5 (2.64m x 1.65m)

Bedroom 1: 13'2 x 10'7 (4.02m x 3.23m)

En-Suite : 8'6 x 3'9 (2.59m x 1.14m)

Bedroom 2: 9'9 x 8'7 (2.97m x 2.62m)

FIRST FLOOR

Landing

Bedroom 3: 14'8 x 13'5 (4.47m x 4.09m)

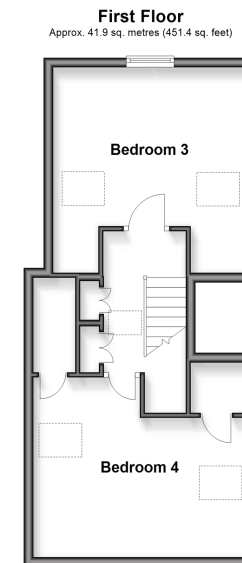
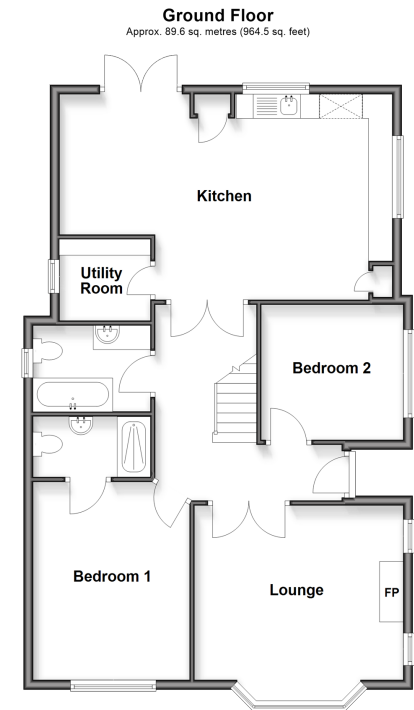
Bedroom 4: 15'2 x 9'8 (4.63m x 2.95m)

OUTSIDE

Garage

Driveway Parking

Sunny Aspect Garden



40902812/20260805/ES/OM

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

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding