



# ASPIRE RESIDENTIAL

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Glynde Avenue, Goring-By-Sea, BN12 5BE

Offers In The Region Of £595,000

An exceptional opportunity to acquire this well-presented two-bedroom detached bungalow, ideally positioned on a generous corner plot in the highly desirable Glynde Avenue area of Worthing. Offering spacious, single-storey living, attractive gardens, and a detached garage, this property is ideal for downsizers, retirees, or buyers seeking a peaceful residential location close to amenities and the coast.



Council Tax Band: E

- Spacious detached bungalow on a generous plot
- Light-filled living room with garden views
- Stylish bathroom and separate WC
- Private driveway and garage offering off-street parking and storage
- EPC - D
- Two well-proportioned double bedrooms
- Modern kitchen with ample storage and workspace
- Beautifully maintained front and rear gardens – perfect for relaxing or entertaining
- Quiet and desirable location close to shops, transport links, and seafront
- Vendor suited



Goring-by-Sea, a coastal suburb of Worthing, England, harmoniously combines seaside tranquillity and modern living. Nestled between the South Downs National Park and the English Channel, the area offers stunning views of the countryside and coastline. Characterised by tree-lined streets, diverse housing options, and easy beach access, Goring-by-Sea provides a peaceful retreat with well-regarded schools, shopping, and dining. Active community events and a strong neighbourhood spirit contribute to the area's charm, making Goring-by-Sea an idyllic destination that seamlessly blends the beauty of nature with suburban convenience.



EPC Rating:  
D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 73        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

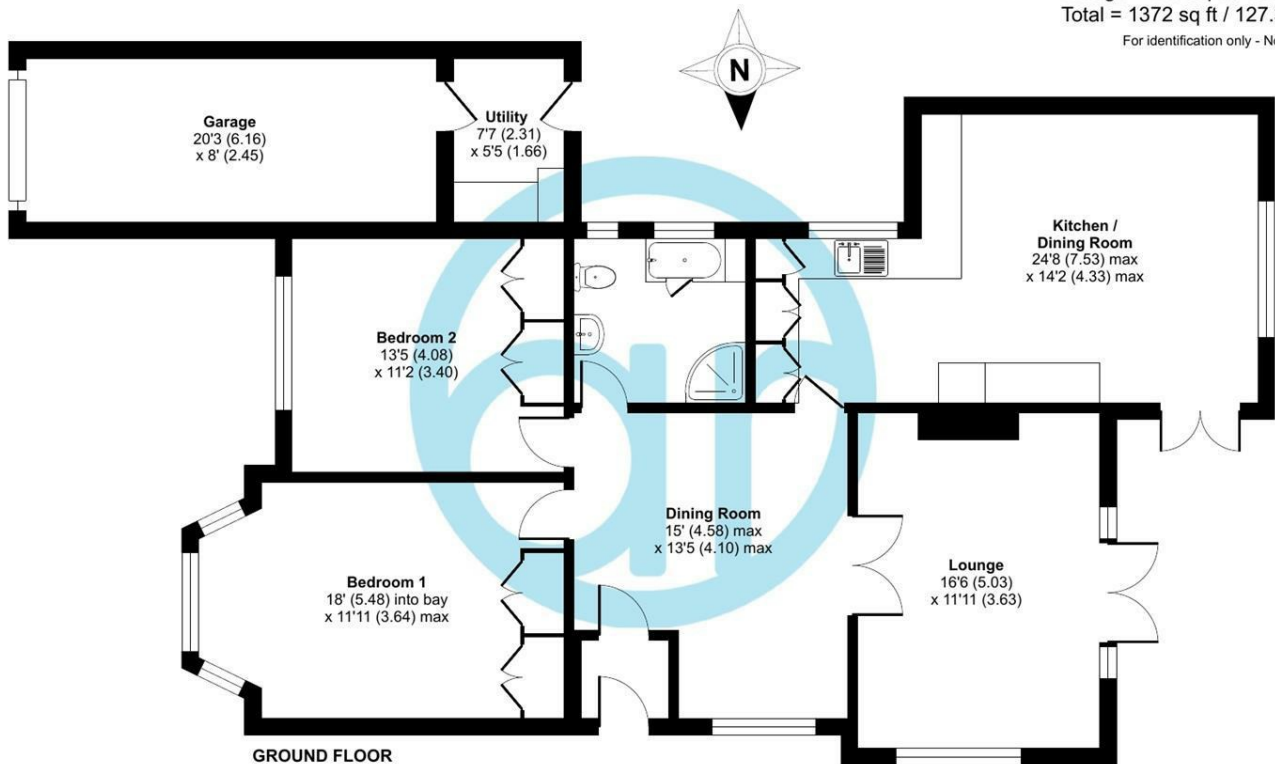
## Glynde Avenue, Goring-by-Sea, Worthing, BN12

Approximate Area = 1159 sq ft / 107.6 sq m

Garage = 213 sq ft / 19.7 sq m

Total = 1372 sq ft / 127.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Aspire Residential Real Estate. REF: 1347570

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