

WEST WORTHING OFFICE

4 Wallace Parade, Goring Road, Worthing, BN12 4AL

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Ilex Way, Goring-by-sea, Worthing BN12 4UZ

Guide Price £600,000

- A Detached Chalet In Sought After Goring Hall
- Two Refitted Jack & Jill Bathrooms
- Dual Aspect 25ft Lounge With South Facing Patio Doors
- South Facing Rear Garden With Feature Patio Area
- 350 Yards To Goring High Street

- 3/4 Double Bedrooms
- Refitted Kitchen/Diner With Bi-folding Doors To Rear Garden
- Extended Additional Reception/Fourth Bedroom
- Garage & Carriage Driveway
- Approx. Half a Mile To Goring Seafront



Jacobs Steel are delighted to offer this beautifully presented detached chalet to the market, boasting 3/4 double bedrooms and a south facing modern fitted kitchen/diner with bi-folding doors leading to a south facing rear garden. Set in popular Goring Hall, the property is 0.2 miles to Goring high street and 0.6 miles to Goring seafront.

Internally there are is a 25ft dual aspect lounge, modern fitted kitchen/diner with bi-folding doors to the garden and patio, and an additional reception room or option for 4th bedroom. There is a double ground floor bedroom with a jack & jill refitted bathroom, and two further double bedrooms upstairs with another jack & jill bathroom.

Externally there is a south facing rear garden with feature paved patio area, accessible from the kitchen and lounge. There is a garage to the side of the property and a carriage driveway to the front of the property with feature flowerbed border.

Located on the fringes of popular Goring Hall, Ilex Way is situated 0.2 miles from Goring high street with a range of facilities including coffee shops and a Sainsburys Local. Goring seafront is 0.6 miles away and local bus routes run along adjoining Goring Road. Goring-By-Sea train station is half a mile away and Worthing town centre with its comprehensive range of shops, theatres and restaurants is approximately 2.5 miles away.



HALL: Under stairs cupboard, double fitted cupboard, door to:

KITCHEN/DINER(S): 17' 7" x 16' 0" (5.36m x 4.88m) Modern fitted kitchen comprising wall mounted eye and low level cream gloss storage cupboards and drawers with granite work surface fitted over. Inset one and a half bowl sink and drainer, space for washing machine, integrated fridge and freezer, cupboard housing Worcester boiler. Feature island with inset electric hob and extractor fan over, a range of cupboards and space and plumbing available for dishwasher. Space for dining table, aerial point, underfloor heating with ceramic tiling, feature vaulted ceiling with beams and Velux windows. Bi-folding doors leading to rear garden.

LOUNGE (S&N): 25' 6" x 11' 5" (7.77m x 3.48m) Dual aspect lounge with north aspect double glazed window and south facing windows and patio doors leading to rear garden. Recessed fireplace with availability for electric fire, door to:

RECEPTION ROOM/BEDROOM FOUR (S): 11' 0" x 11' 0" (3.35m x 3.35m) Currently used as a fourth bedroom, with the option of an additional reception room. Double glazed window overlooking rear garden, wood effect laminate flooring, door to garage.

BATHROOM/WC: 7' 5" x 5' 4" (2.26m x 1.63m) Jack & Jill refitted bathroom accessible from bedroom and hallway. Comprising low level WC set in to storage unit, feature square sink with cupboard under, panelled bath with mixer shower attachment, underfloor heating, wood effect flooring, obscured double glazed window.

BEDROOM (N): 12' 0" x 11' 5" (3.66m x 3.48m) Double glazed window, space for wardrobes, doors to bathroom and returning to hall.

Stairs rising to first floor: **LANDING:** South facing double glazed window, loft access with pulldown loft ladder. Door to:

BEDROOM (N&S): 15' 7" x 11' 5" (4.75m x 3.48m) Double glazed windows and door, space for wardrobes, alcove storage.

BEDROOM (N): 14' 6" x 12' 0" (4.42m x 3.66m) (to wardrobe doors) Double glazed bay window, a range of fitted low level wardrobes built in to alcove with hanging rail with mirrored and cream gloss doors. Further storage cupboard in to alcove, door to:

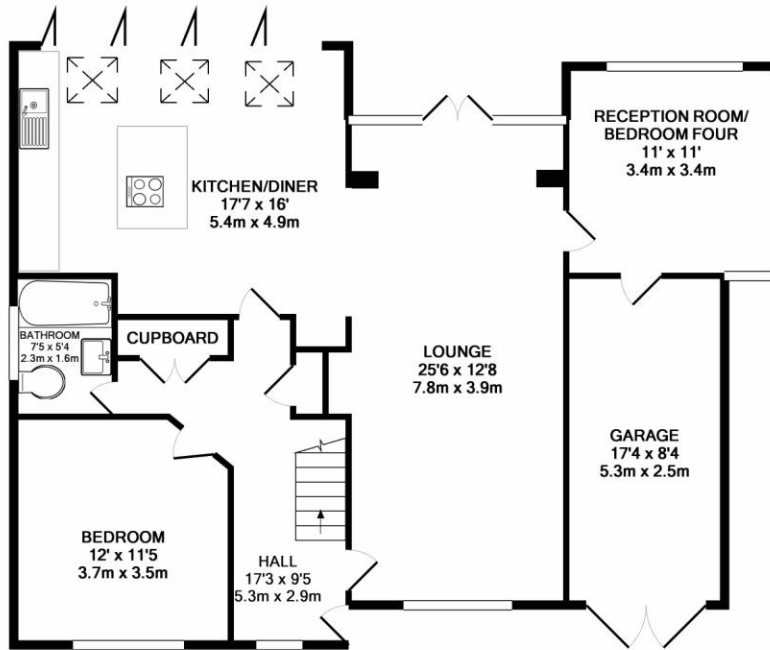
BATHROOM (E&S) 9' 8" x 9' 0" (2.95m x 2.74m) Dual aspect refitted Jack & Jill bathroom with Velux window and double glazed window. Freestanding feature bath, corner shower with rainfall shower, step in tray and glass sliding doors. Underfloor heating, sink set in to storage unit with low level WC and bidet.

FRONT GARDEN: Carriage driveway with ample off road parking for multiple vehicles and leading to garage. Flowerbed and walled boundaries, feature lawned flowerbed with shrubs.

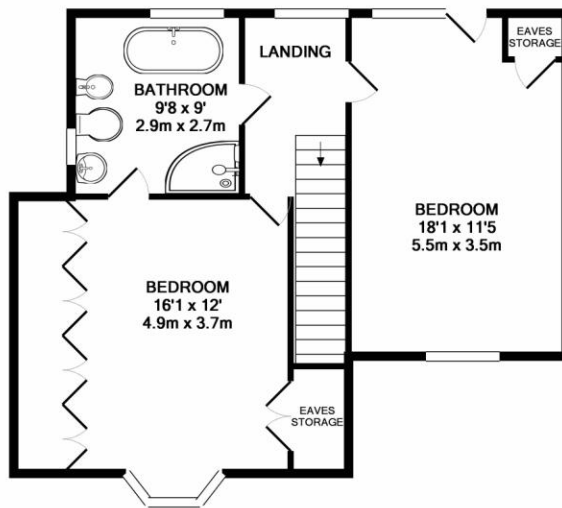
REAR GARDEN: South facing rear garden with feature paved patio directly accessible from kitchen/diner and lounge. Remainder of garden laid to lawn with flowerbed, tree and fenced boundaries. Side access via secure gate.

GARAGE: 17' 3" x 8' 4" (5.26m x 2.54m) With power and light.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Floor Area

1,389 sq ft / 129sq m - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band F Worthing Borough Council

Viewing Arrangements

Strictly by appointment

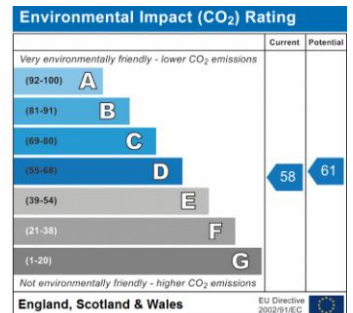
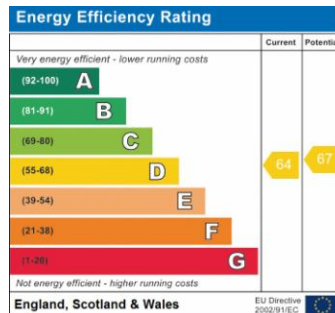
Contact Details

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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.