

### SUMMARY

Stunning Detached House  
with Independent Annexe

Five Bedrooms

Three Reception Rooms

West facing sun terrace

Double Width garage

West Facing Rear Garden

Three bathrooms

Viewing essential

Council Tax Band - F



### Description & Location

Robert Luff and Co are delighted to offer this unique opportunity to purchase a magnificent house which also has a independent Annexe set in the most sought after position of Goring Hall just off the beach, which is approximately 250 yards away. The property lies about one mile from Goring mainline railway station that serves London, Brighton, Portsmouth and Southampton. Close by are also bus routes, schools, shops, restaurants and bars. The property has been totally modernised and to a very high standard and must be viewed internally to be fully appreciated. One of its fantastic features is the full width west facing sun terrace at the rear of the house. The property is brief comprises of Five bedrooms, three reception rooms, three bathrooms, double garaging, fully fitted kitchen and utility room, west facing rear garden and an 'In and out' driveway. The Annexe has one double bedroom with en-suite bathroom, living room into open plan kitchen and cloakroom/w.c.





## ACCOMMODATION

### Entrance Porch

Wooden and glazed front door into Entrance Porch, radiator, smooth ceiling and spotlights, double opening doors with glazed inserts into:

### Reception Hall

Radiator, smooth ceiling with spotlights, wooden doors into living, sitting and kitchen/breakfast/dining room and another to

### Cloakroom

Low-level, wall mounted wash hand basin, extractor, heated towel rail.

### Living Room 30' 2" x 12' 9" (9.2m x 3.89m)

Two radiators, TV point, telephone point, smooth ceiling and spotlights, range of double glazed windows to front and side and bi-folding doors onto the garden which provides a triple aspect and then an opening through to the kitchen/breakfast room/diner.

### Kitchen/Breakfast Room 22' 7" x 21' 6" (6.89m x 6.55m)

Measurements to include built in units. Comprehensive range of white gloss soft close units with pan drawers, pull out racking systems, larder cupboards, island unit with pan drawers and seating area and granite work tops, space for Range cooker and extractor, built in fridge, space for American fridge/freezer, stainless steel single bowl single drainer sink unit with mixer tap and rinser and hot tap to side, tiled flooring, smooth ceiling and spotlights.

### Dining Area

Open plan from the Kitchen and living room, with bi-folding double glazed doors onto rear garden, feature floor to ceiling chimney breast and inset gas fire with glass surround.

### Utility Room

Measurements to include built in units. Range of white high gloss floor and wall units with granite work

surfaces and inset stainless steel one and half bowl single drainer sink unit with mixer tap and rinser over, plumbing and space for tumble drier, built in dishwasher, washing machine, recycling drawer, tiled flooring, There is a door to the passageway with tiled floor which runs between the front and the back of the property, which has additional doors to both the garage and Annexe.

### Sitting Room 15' 10" x 15' 1" (4.83m x 4.6m)

Radiator, smooth ceiling and spotlights, triple aspect room with side double glazed window and double glazed double opening doors to front.

### Landing

Approached by wooden staircase with glass and wood balustrade, radiator, storage cupboard.

### Master Bedroom Suite 15' 11" x 15' 0" (4.85m x 4.58m)

Feature room with vaulted roof with exposed beams, two tall radiators, South double glazed window with views of the sea along the road and a further Juliette balcony with two double glazed doors with views South of the sea.

### En-suite Bathroom/W.C

'Roca' suite with shaped bath with mixer tap and rinser, close coupled low-level W.C, bidet, walk in corner shower cubicle with large drench head and side rinser, tiled walls, twin sink unit with individual mixer taps and double drawers below and fitted mirror with lighting over, smooth ceiling, extractor and spotlights, heated towel rail and further sliding door to

### Dressing Room

Range of floor to ceiling wardrobes with hanging rails and shelving, one with mirror front and hot water cupboard with tank, double glazed double doors to west roof terrace.

### Bedroom Two 17' 2" x 8' 11" (5.24m x 2.73m)

Radiator, smooth ceiling and spotlights, double glazed double opening doors to West facing roof terrace.







**Bedroom Three** 12' 11" x 11' 2" (3.93m x 3.40m)  
Radiator, smooth ceiling and spotlights, double glazed window.

**Bedroom Four/Study** 7' 10" x 5' 7" (2.40m x 1.69m)  
Double glazed window, radiator, smooth ceiling and spotlights.

#### **Family Bathroom**

Panelled bath with mixer tap and rinser, close coupled low-level W.C, heated towel rail, sink unit with double drawers, mixer tap and fitted mirror and cupboard above, walk in shower cubicle with large drench head and side rinser, tiled walls.

#### **West Facing Roof Terrace**

A superb feature of this property which runs the full width at the rear of the property and has iron railings to enclose. It is accessed from two of the rooms on the first floor and will make a magnificent place to entertain or simply relax in the west evening sun.

#### **Top Floor and Landing**

Two cupboards, one housing gas fired combi boiler and having great accessible storage.

#### **Guest Bedroom Suite**

Four velux windows with blinds and sea views to the East elevation, smooth ceilings and spotlights, radiator.

#### **En-suite shower/W.C**

Walk in shower cubicle with shower, close coupled low-level W.C, wall mounted wash hand basin, chrome heated towel rail, part tiled walls, electric shaver point, extractor, smooth and spotlights.

#### **Double Garaging** 16' 10" x 16' 4" (5.13m x 4.99m)

Electric garage door, power and light, electric circuit board and fuse box and meters.





### Front Garden

In and Out sweeping driveway laid to shingle, half moon lawn area and retaining brick walls.

### West Facing Rear Garden

Mainly laid to lawn with paved patios to the West and South. Further paved area, range of trees and shrubs and to the south elevation double gates onto the front garden, enclosed by panel fencing.

### Annexe

#### Open Plan Living Room 14' 10" x 14' 7" (4.52m x 4.44m)

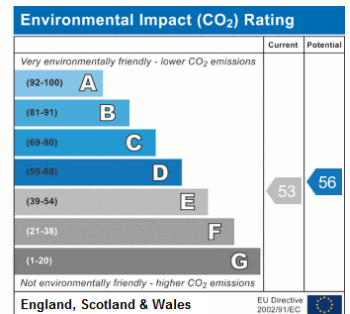
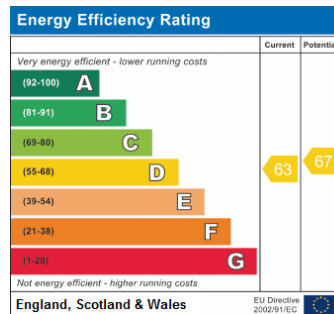
Bi-folding double glazed door to garden, two tall radiators, TV point, smooth ceiling with spotlights.

#### Cloakroom/w.c

Close coupled low-level W.C, wash hand basin, tiled walls, smooth ceiling with spotlights, extractor, chrome towel rail.

#### Kitchen 8' 3" x 7' 4" (2.52m x 2.24m)

Measurements to include built in units. Matching range of floor and wall units with work top surfaces and inset single bowl single drainer sink unit, built in oven, hob and extractor.



# FLOORPLAN

