



Westcroft Goring Street, Worthing, BN12 5AN Asking Price £850,000

John Edwards & Co is delighted to present this substantial detached chalet-style property in the heart of Goring-by-Sea, close to the vibrant Goring Road shopping parade, close to Goring train station, enabling easy access into London, Brighton, and Littlehampton, and a short distance from the historic seafront and Goring Gap greensward. It is also situated directly opposite Goring Recreation Ground, affording beautiful parkland views, and is within the catchment areas of many prominent local schools, and a fantastic dog-walking area.

The property presently comprises four bedrooms, two reception rooms, a good sized kitchen and breakfast room, two bath/shower rooms, a separate WC, an integral garage, multiple off-street parking, large front and rear gardens, and a purpose-built home office which could double as a home salon, gym, or treatment room for those looking to work from home.

In addition, there are fantastic extension/conversion opportunities, as the property has a large loft space which could be converted into further bedrooms/bathrooms, and a 70ft+ rear garden, enabling extension outwards (STP). The property has also been re-wired, re-plumbed and had solar panels fitted, which eliminate electricity bills over the summer months.

This is a genuinely unique and beautiful family home in a hugely desirable area, and one in which we anticipate a great deal of interest. Viewing is essential in order to fully appreciate all it has to offer.

EXTERIOR

The front garden is enclosed within a low brick wall and laid to lawn, fringed with established plant, shrub, and flower borders. A hardstanding driveway provides off-road parking for multiple cars and leads up to the integral garage, and a separate pathway on the opposite side of the property leads to gated access into the rear garden. There is exterior lighting, plenty of space for potted plants, two water butts, and CCTV cameras.

VESTIBULE

The entrance vestibule has a weather matting floor, a coved and textured ceiling with central ceiling light, and plenty of wall-mounted coat hooks and space for shoe racks. A wood and opaque glass panelled door opens into the entrance hall.

ENTRANCE HALL



The spacious entrance hall has a laminate wood floor, a coved textured ceiling with pendant lighting, a radiator, power points, and the doors into the living room, kitchen and breakfast room, bedrooms one, two, and three, the downstairs bathroom, the separate WC, and a good sized inbuilt storage cupboard/pantry.

LIVING ROOM



Bright and spacious main living room, which has a carpeted floor, a coved and textured ceiling, wall-mounted lighting, TV and power points, a log burner with slate hearth, radiators, and dual aspect double-glazed windows to side and front, the front being a large bay. An open archway leads through into the dining room.

DINING ROOM



The second reception room has a laminate wood floor, a coved and textured ceiling, wall-mounted lighting, plenty of space for a dining table and chairs, sliding double-glazed doors out into the rear garden, and a door into the integral garage.

KITCHEN & BREAKFAST ROOM



The kitchen features a range of wall and base mounted units with undercabinet lighting, rolled top worksurfaces with an inset sink and drainer, an integrated Neff oven and grill, and four burner gas hob with extraction unit over. There is a tiled floor, tiled walls, a coved and textured ceiling with central ceiling light, inset spotlighting, TV and power points, space and plumbing for a washing machine, plenty of space for a breakfast table and chairs, windows and double-glazed windows to rear aspect.

Situated adjacent to the kitchen is a further vestibule enabling access through a rear door into the garden, which also has space and power for further kitchen appliances (such as a fridge/freezer), and space for shoe and coat storage

BEDROOM ONE



Good sized downstairs double bedroom which has a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, power points, and inbuilt mirror-fronted wardrobes with sliding doors.

BEDROOM TWO



Second large downstairs double bedroom, which has a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, power points, and double-glazed windows to front aspect.

BEDROOM THREE



Third downstairs bedroom, presently used as an office by the current owner, which has a laminate wood floor, a coved and textured ceiling with pendant lighting, a radiator, power points, and double-glazed windows to rear aspect.

DOWNSTAIRS BATHROOM

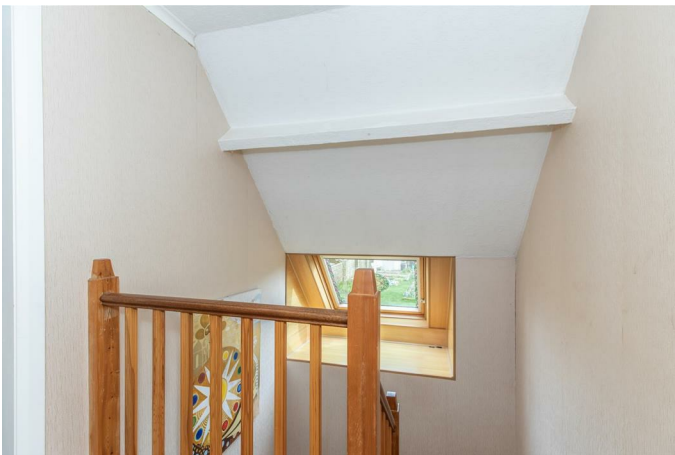


This good sized downstairs bathroom features a three-piece suite comprising a large panelled bath with Aqualisa shower over, a wall-mounted cameo-style hand wash basin with storage below, and low-level WC. There is a vinyl wood effect floor, tiled walls, a coved and textured ceiling with central ceiling light, a heated towel rail, a wall-mounted mirror-fronted vanity unit, and opaque double glaze windows to rear aspect.

SEPARATE WC

This convenient downstairs cloakroom features a two piece suite comprising a low-level WC, and a wall-mounted hand wash basin. There is a tiled floor, tiled walls, a coved and textured ceiling with central ceiling light, and an opaque double-glazed window to front aspect.

STAIRS & FIRST FLOOR LANDING



The stairs are carpeted with a wooden balustrade, and a large Velux window to rear aspect at the half-landing level.

On the landing, there is a carpeted floor, a coved and textured ceiling with pendant lighting and a smoke detector, power points the door into the master bedroom, the upstairs storage room, and the shower room.

MASTER BEDROOM



Fantastically spacious double bedroom which has a carpeted floor, a textured ceiling with pendant lighting, power points, a radiator, some inbuilt mirror-fronted wardrobes with sliding doors, and double-glazed windows to front aspect with stunning views over the park.

SHOWER ROOM



The upstairs shower room features a three piece suite comprising a recessed shower cubicle with sliding glass door, a pedestal hand wash basin, and a low-level WC. There is a vinyl floor, a skimmed ceiling with inset spotlighting and an extractor fan, a heated towel rail, a wall-mounted mirror, a wall-mounted vanity unit, an inbuilt airing cupboard with several linen shelves which also houses the water cylinder, and the door into the loft.

UPSTAIRS STORAGE ROOM



This convenient upstairs storage room has plenty of inbuilt shelves, a carpeted floor, a skimmed ceiling with wall mounted lighting, power points, and a Velux window to rear aspect.

LOFT



Fantastically spacious loft room which could easily be converted into multiple further rooms (e.g. two further bedrooms, or a master bedroom and en-suite bathroom). It is presently fully boarded with fluorescent lighting, Velux windows to rear, and power points. The boiler presently servicing the property is situated here, as are the batteries and central control unit for the solar panelling.

REAR GARDEN



Exceptionally large rear garden which is laid to lawn and fringed with established plants, shrubs, flower borders, and mature trees, with several raised sleeper-bed vegetable patches, and a wealth of fruit trees and plants including blackcurrant, strawberry, apple, plum, Kiwi, raspberries, cherry, blueberry, and mulberry. There are several patio areas, providing plenty of space for garden furniture, barbecuing, and alfresco dining, a large greenhouse, a large shed for storing gardening equipment and furniture, exterior lighting, water butts, exterior power points, outside taps, and gated access along the side of the property, into the front garden.

GARAGE



The garage features a hardstanding floor, a new roof, plenty of wall-mounted shelving, power points, an electric up-and-over door, a door to side aspect into the garden, and a further door to rear into the extended garage area/home office.

HOME OFFICE



This original extension to the garage has now been converted into a home office by the present owners, and has a carpeted floor, a skimmed ceiling with inset spotlighting, fully insulated walls, power points, some wall-mounted cabinets, double-glazed leaded windows to rear, and bi-folding double-glazed doors to side into the garden. It could easily be utilised as a home salon, gym, or treatment room for those looking to work from home.

Floor Plan

Goring Street, Goring, BN12 5AW

Approximate Gross Internal Area = 221.9 sq m / 2388 sq ft

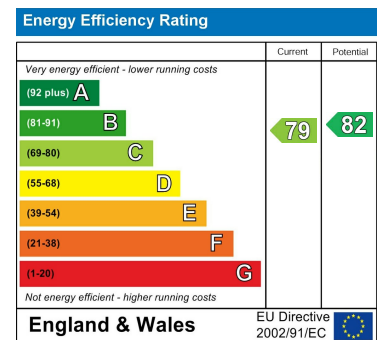


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.