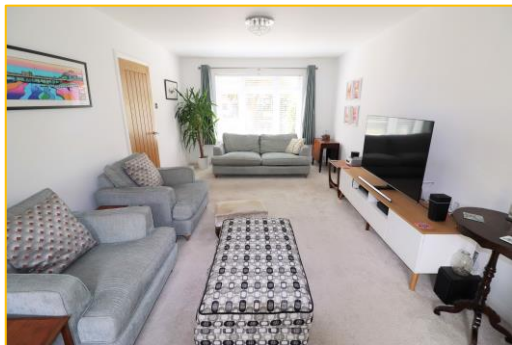




- DETACHED FAMILY HOME
- EXCELLENT PRESENTATION THROUGHOUT
- REFITTED KITCHEN AND BATHROOM
- FOUR BEDROOMS
- GARAGE AND OFF ROAD PARKING
- FAVOURED GORING HALL LOCATION



Ashurst Drive
 Worthing BN12 4SW

**Guide Price £800,000
 to £825,000**

A rare opportunity to acquire this imposing detached family residence situated on the highly sought after Goring Hall and being within a short walk of the seafront, local schools, amenities and a train station. The property has seen many recent improvements and is presented to a very high standard. Accommodation comprises of a porch, large entrance hall, 23ft double aspect lounge, kitchen, utility room, dining room and cloakroom. To the first floor there is a galleried landing, four bedrooms and a feature bath and shower room. The property also benefits from an integral garage, mature gardens and off road parking for several cars. Viewings are strongly advised to fully appreciate the quality and size of this property.

Entrance Porch 8' 6" x 3' 6" (2.59m x 1.07m)
Double glazed front door. Double glazed windows to the front and side.

Entrance Hall 11' 5" x 9' 8" (3.48m x 2.94m)
Spacious hallway with a storage cupboard. Vertical radiator.

Lounge 23' 3" x 11' 5" (7.08m x 3.48m)
Double aspect room with double glazed, double opening doors to the rear garden and double glazed windows to the front. Two double panel radiators and an additional vertical radiator.

Kitchen 11' 4" x 10' 8" (3.45m x 3.25m)
Double glazed window to the rear. Roll edge worktops with inset one and half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Built in oven and microwave. Four ring hob with extractor unit over. Space for an American style fridge freezer. Vertical radiator. Inset ceiling spot lights.

Utility room 8' 1" x 6' 6" (2.46m x 1.98m)
Leading on from the kitchen with a double glazed door leading out to the rear garden and an additional door leading to the integral garage. Double glazed window to the rear. Roll edge worktops with base units below and matching wall mounted cupboards over. Space and plumbing for a washing machine and tumble dryer. Inset ceiling spot lights.

Dining Room 11' 0" x 10' 0" (3.35m x 3.05m)
Double glazed window to the front. Double panel radiator.

Cloakroom
Double glazed window to the rear. Low level WC. Wash hand basin with vanity cupboard below. Double panel radiator.

Half Landing
Two double glazed windows to the rear.

Galleried First Floor Landing
Large storage cupboard. Access to the boarded loft with a pull down ladder.

Bedroom 1 14' 7" x 11' 8" (4.44m x 3.55m)
Double glazed window to the front. Triple fitted wardrobe. Walk in eaves storage space. Double panel radiator.

Bedroom 2 11' 5" x 10' 4" (3.48m x 3.15m)
Double glazed window to the rear. Double fitted wardrobe. Double panel radiator.

Bedroom 3 11' 5" x 10' 0" (3.48m x 3.05m)
Double glazed window to the front. Double built in wardrobe. Double panel radiator.

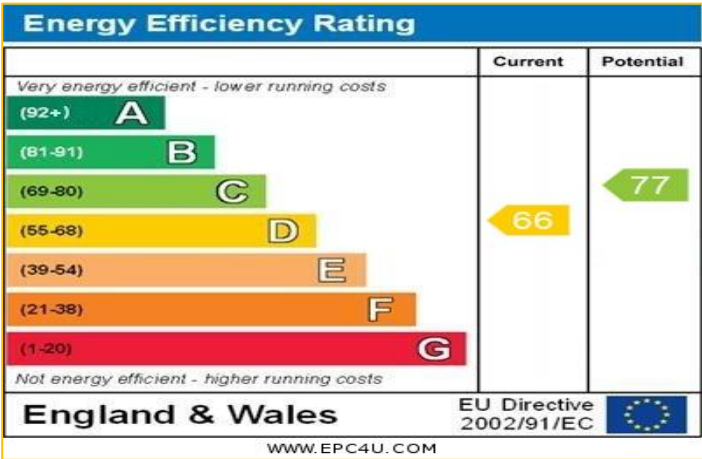
Bedroom 4 9' 8" x 6' 8" (2.94m x 2.03m)
Double glazed window to the front. Double panel radiator.

Family Bathroom
Double glazed window to the rear. Enclosed bath. Double width shower cubical with glazed shower screen. Wash hand basin with drawers below. Low level WC. Vertical radiator. Inset ceiling spot lights.

Integral Garage 13' 1" x 8' 4" (3.98m x 2.54m)
Up and over door. Windows. Power and light.

Rear Garden
Enclosed with paved patios, areas of lawn and mature shrubs. Pergola.

Front Garden
Block paved providing off road parking for several cars. Area of lawn with a wide variety of mature shrubs.



Ashurst Drive, Goring-By-Sea, BN12 4SW

Approximate Gross Internal Area = 166.5 sq m / 1792 sq ft
(Including Garage & Eaves Storage)

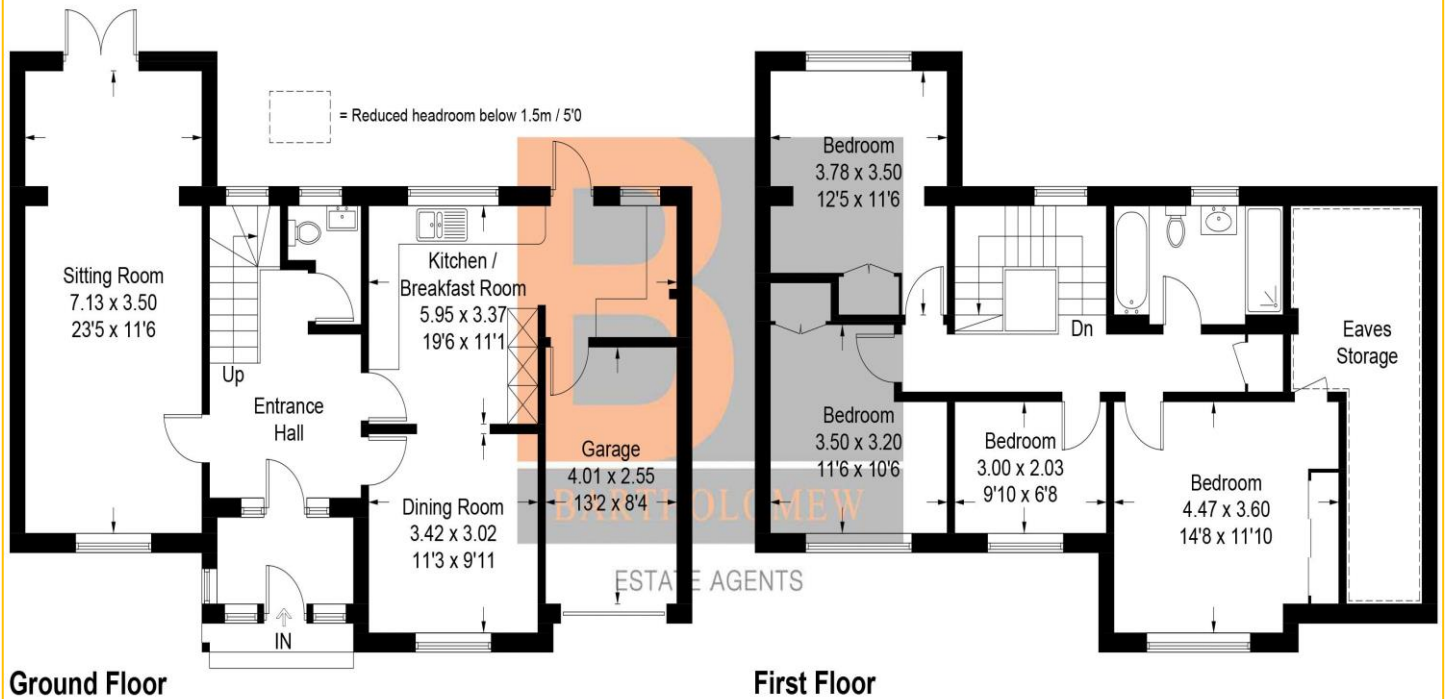


Illustration for identification purposes only, measurements are approximate, not to scale.
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traditional values modern thinking